

APPRAISAL REPORT
WESTERN ADDITION AREA A-2

PROJECT No. UR CALIF. R-54

NOVEMBER 25, 1963

APPRAISED BY
HERBERT H. ELING, M.A.I.

1129

1130

754

755

756

BLOCK 49

<u>PARCEL NO.</u>	<u>ESTIMATED MARKET VALUE</u>	<u>ASSESSED VALUE</u>	<u>PERCENTAGE RELATIONSHIP OF ASSESSED TO MARKET VALUE</u>
1	\$ 40,000.00	\$ 5,530.00	13.8
2	28,800.00	3,470.00	12.0
3	30,000.00	2,050.00	6.8
4	36,500.00	4,940.00	13.5
5	40,000.00	8,650.00	21.6
6	28,000.00	2,700.00	9.6
7	37,700.00	4,450.00	11.8
8	22,500.00	1,900.00	8.4
9	21,000.00	1,950.00	9.3
10	18,000.00	2,000.00	11.1
11	26,000.00	3,350.00	12.9
12	20,200.00	2,030.00	10.0
13	26,000.00	3,980.00	15.3
14	29,500.00	2,870.00	9.7
15	50,000.00	5,010.00	10.0
16	29,000.00	4,560.00	15.7
17	40,000.00	6,870.00	17.2
18	22,500.00	2,570.00	11.4
19	87,000.00	15,290.00	17.6
20	32,600.00	5,200.00	16.0
21	19,500.00	2,450.00	12.6
22	102,000.00	18,390.00	18.0
23	14,000.00	1,680.00	12.0
24	19,500.00	1,615.00	8.3
25	57,000.00	5,920.00	10.4
26	26,500.00	4,050.00	15.3
27	28,500.00	4,050.00	14.2
28	47,800.00	4,350.00	9.1
29	33,000.00	4,100.00	12.4
30	41,500.00	4,860.00	11.7
31	35,100.00	4,130.00	11.8
32	15,150.00	1,380.00	9.1

\$1,104,850.00

PARCEL 49/1
ASSESSOR'S BLOCK 1129 LOT 1

OWNER Mary Ganem

PROPERTY ADDRESS 1161 - 65 Divisadero St.

LOCATION W/L Divisadero St. & S/L Eddy St.

LOT SIZE 25 x 100

AREA 2,500 sq. ft.

TOPOGRAPHY lot slopes upward to rear

ASSESSED VALUATION:

Land \$2,130

Building 3,400

TOTAL \$5,530

TAXES: 1962-63 \$519.26

ZONING C-2

HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 390

Adjusted Monthly Income

\$ 390

Adjusted Annual Income

\$ 4,680

REMARKS

ANNUAL EXPENSES

\$ 804

Annual Net Income \$ 3,876

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Flats with store below	AGE	60
CONSTRUCTION	Wood frame	DATE ACQUIRED	-
NO. OF STORIES	3 - no basement	REMODELED	-
FOUNDATION	Concrete	TOTAL BUILDING AREA	4,500 sq. ft.
EXTERIOR FINISH	Asbestos shingles over wood	INTERIOR FINISH	L & P
ROOF	T & G	FLOORS	Hardwood in flats - Concrete floor in store.
BATHS	3½ baths - Toilet & bath separately in middle flat - upper flat - shower only. ½ bath in store.		
KITCHEN	3 - have been modernized - sink units		
WIRING & LIGHTING	General in good condition		
HEAT	Circ. gas heaters		
NO. OF ROOMS	13 and store	NO. OF UNITS	4 (1/7, 2/3 & store)
GARAGE SPACES	2 car detached garage in rear - wood construction poor.		
CONDITION OF EXTERIOR	Fair to good	CONDITION OF INTERIOR	good
REMARKS	Garages are in very poor shape, but are rented out. Top flat has been converted into 2 units.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$56,250
Less Observed Depreciation	31,400
Depreciated Value of Improvements	24,850
Plus Land Value 25 front ft. x \$ 756.25	18,900
Indicated Value of Land & Improvements	\$43,750

INCOME APPROACH

Applying	% Capitalization Rate to
Net Annual Income of \$	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 8.5 x \$ 4,680	Annual Gross Income
Indicated Value of Land & Improvements	\$40,000

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ _____ per room-Land & Bldg. x _____ rms.
or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

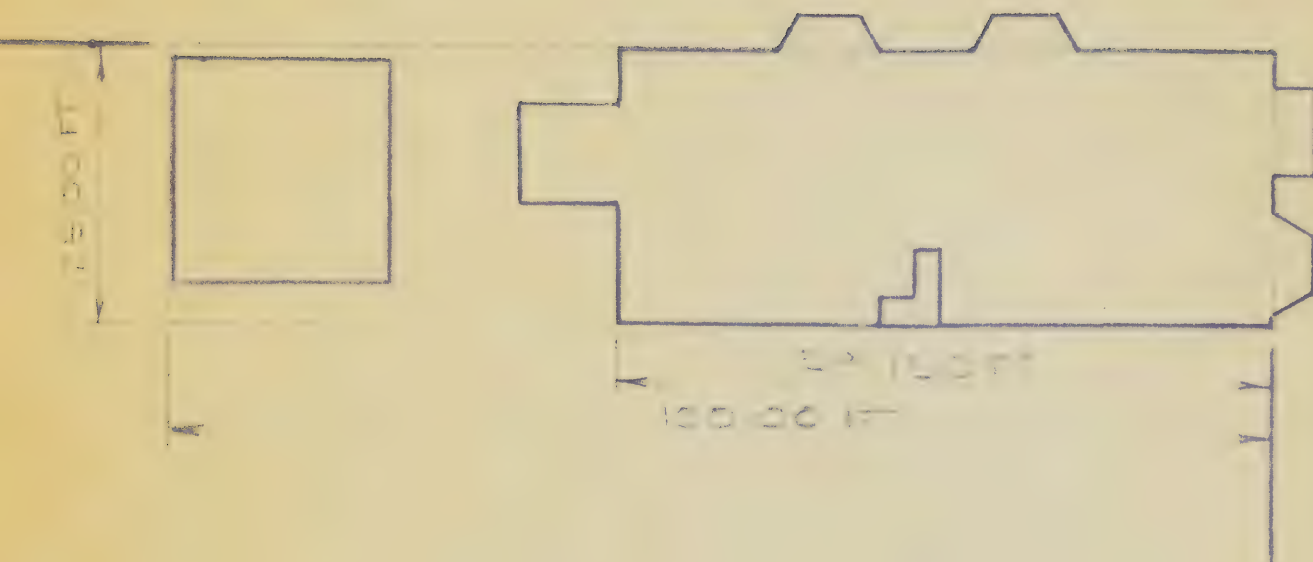
ESTIMATED MARKET VALUE

Land	\$18,900
Building	21,100
Equipment	
TOTAL	\$40,000

CORRELATION AND ANALYSIS

Income is fair and there is possibility new store tenant will pay more. Therefore, income approach is favored.

REFER TO COMPARABLE SALE 495-97-99 Fulton



DIVE A DECO STREET

BLOCK N° 49 - PARCEL N° 1
 ASSessor N° 1129 - 1
 20 SCALE: 1" = 20.00 FT.

PARCEL 49/2
ASSESSOR'S BLOCK 1129 LOT 27

OWNER Ben Smith & Anna W. Smith

PROPERTY ADDRESS 1909-11 Eddy St.

LOCATION S/L Eddy St. - 100' from W/L Divisadero St.

LOT SIZE 27 x 102.5 - 2 x 25

AREA 2817.5 sq. ft.

TOPOGRAPHY Slopes down to North & East

ASSESSED VALUATION:

Land \$1,320

Building 2,150

TOTAL \$3,470

TAXES: 1962-63 \$325.83

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 290

Adjusted Annual Income

\$ 3,480

REMARKS Owner lives in lower

ANNUAL EXPENSES

\$ 465

Annual Net Income \$ 3,015

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	2 FLATS	AGE	73
CONSTRUCTION	Wood frame	DATE ACQUIRED	9/25/62
NO. OF STORIES	2 & Basement	REMODELED	-
FOUNDATION	Brick	TOTAL BUILDING AREA	4,500 sq. ft.
EXTERIOR FINISH	Rustic	INTERIOR FINISH	L & P
ROOF	Gable W/Hip trim & Comp.	FLOORS	Hardwood
BATHS	2 - Split Old & Std. Fixtures - 4 Ft. Certi Wain.		
KITCHEN	2 - Lino. 2½ Wood drainboard		
WIRING & LIGHTING	Adequate		
HEAT	Circ. heaters		
NO. OF ROOMS	16	NO. OF UNITS	2 (1/7, 1/8 & attic)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Average	CONDITION OF INTERIOR	Average
REMARKS	One big attic room - pine floor		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$48,800
Less Observed Depreciation	30,800
Depreciated Value of Improvements	18,000
Plus Land Value 2 & 25 front ft. x \$ 586.02 & 539.46	14,650
Indicated Value of Land & Improvements	\$32,650

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 8.25 x \$ 3,480 Annual Gross Income	
Indicated Value of Land & Improvements	\$28,710

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,800 per room-Land & Bldg. x 16 rms. \$28,800
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

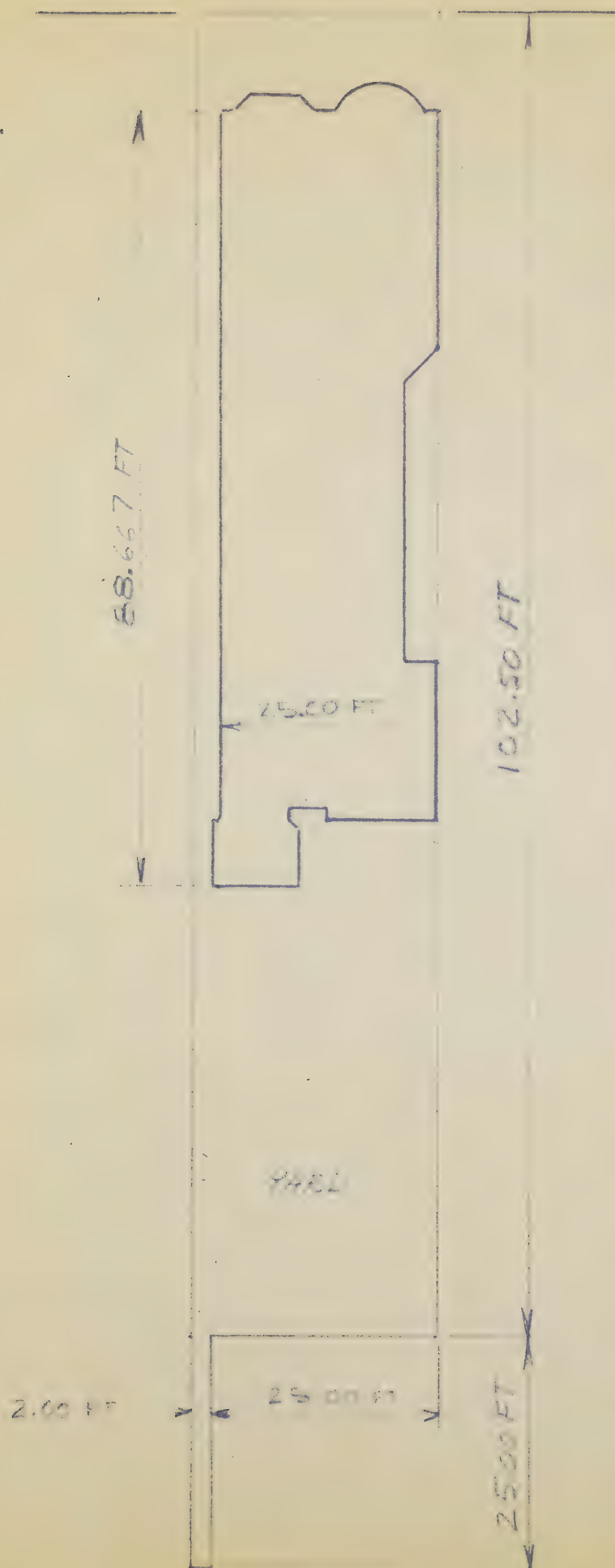
Land	\$14,650
Building	14,150
Equipment	
TOTAL	\$28,800

CORRELATION AND ANALYSIS

Income adjusted for location & condition,
 best value indicator. Due to amenity and condition & owner occupancy.

REFER TO COMPARABLE SALE

1945 McAllister - 2472 California



BLOCK N^o 49 - PAVEMENT N^o 2
 ASSIGNED N^o 1127 - 27
 2.0 SCALE 1" = 20.00 FT

PARCEL 49/3
ASSESSOR'S BLOCK 1129 LOT 26A

OWNER Richard W. Nicholson, Jr.

PROPERTY ADDRESS Vacant

LOCATION S/L Eddy St. - 127' from W/L Divisadero St.
LOT SIZE 50 x 137.5 AREA 6875 sq. ft.
TOPOGRAPHY Slopes down North & East

ASSESSED VALUATION:

Land \$2,050
Building
TOTAL \$2,050

TAXES: 1962-63 \$192.50

ZONING R-3 HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$

\$

Adjusted Annual Income

\$

REMARKS Vacant lot

ANNUAL EXPENSES

\$

Annual Net Income \$ NONE

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	AGE
CONSTRUCTION	DATE ACQUIRED
NO. OF STORIES	REMODELED
FOUNDATION	TOTAL BUILDING AREA
EXTERIOR FINISH	INTERIOR FINISH
ROOF	FLOORS
BATHS	
KITCHEN	
WIRING & LIGHTING	
HEAT	
NO. OF ROOMS	NO. OF UNITS
GARAGE SPACES	
CONDITION OF EXTERIOR	CONDITION OF INTERIOR
REMARKS Vacant lot. 7 trees - 5' retaining on front property line.	

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	
Less Observed Depreciation	
Depreciated Value of Improvements	
Plus Land Value <u>50</u> front ft. x \$ <u>600</u>	\$30,000
Indicated Value of Land & Improvements	\$30,000

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of _____ x \$ _____ Annual Gross Income	
Indicated Value of Land & Improvements	

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ _____ per room-Land & Bldg. x _____ rms.
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$30,000
Building	
Equipment	
TOTAL	\$30,000

CORRELATION AND ANALYSIS

Land Sales market data best indications

REFER TO COMPARABLE SALE

Reference - Land Sales Book - J-6 - L-1 - P-3

EDDY STREET

50.00 FT.

137.50 FT.

VACANT LOT

BLOCK N° 47 ~ PARCELS N° 3
ASSESSOR N° 1129-26A
20 SCALE: 1"=20.00 FT

PARCEL 49/4
ASSESSOR'S BLOCK 1129 LOT 26

OWNER A. E. Campana & R. Del Curto

PROPERTY ADDRESS 1915 Eddy St.

LOCATION S/L Eddy St. - 177' from W/L Divisadero St.
LOT SIZE 35.5 x 137.5 AREA 4881 sq. ft.
TOPOGRAPHY Slope on grade of street.

ASSESSED VALUATION:

Land \$1,440
Building 3,500
TOTAL \$4,940

TAXES: 1962-63 \$463.86

ZONING R-3 HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 380	
Adjusted Monthly Income		\$ 380
Adjusted Annual Income		\$ 4,560

REMARKS

ANNUAL EXPENSES

	\$ 726
Annual Net Income	\$ 3,834

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Residence - Conversion 5 units	AGE	83
CONSTRUCTION	Wood frame	DATE ACQUIRED	11-14-62
NO. OF STORIES	2	REMODELED	Yes
FOUNDATION	Brick	TOTAL BUILDING AREA	3,370 sq. ft.
EXTERIOR FINISH	Rustic	INTERIOR FINISH	L & P
ROOF	T & G	FLOORS	Oak - Pine
BATHS	1 leg tub - 4 metal stall showers		
KITCHEN	5 - lino. Stoves furnished		
WIRING & LIGHTING	Adequate		
HEAT	Circ. gas heat		
NO. OF ROOMS	16	NO. OF UNITS	5 (4/3, 1/4)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Fair
REMARKS	Originally a residence - Now converted to five units		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$40,440
Less Observed Depreciation	25,000
Depreciated Value of Improvements	15,440
Plus Land Value <u>35.5</u> front ft. x \$ <u>600</u>	21,300
Indicated Value of Land & Improvements	\$36,740

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>8.</u> x \$ <u>4,560</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$36,480

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,280 per room-Land & Bldg. x 16 rms. \$36,480
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$21,300
Building	15,200
Equipment	
TOTAL	\$36,500

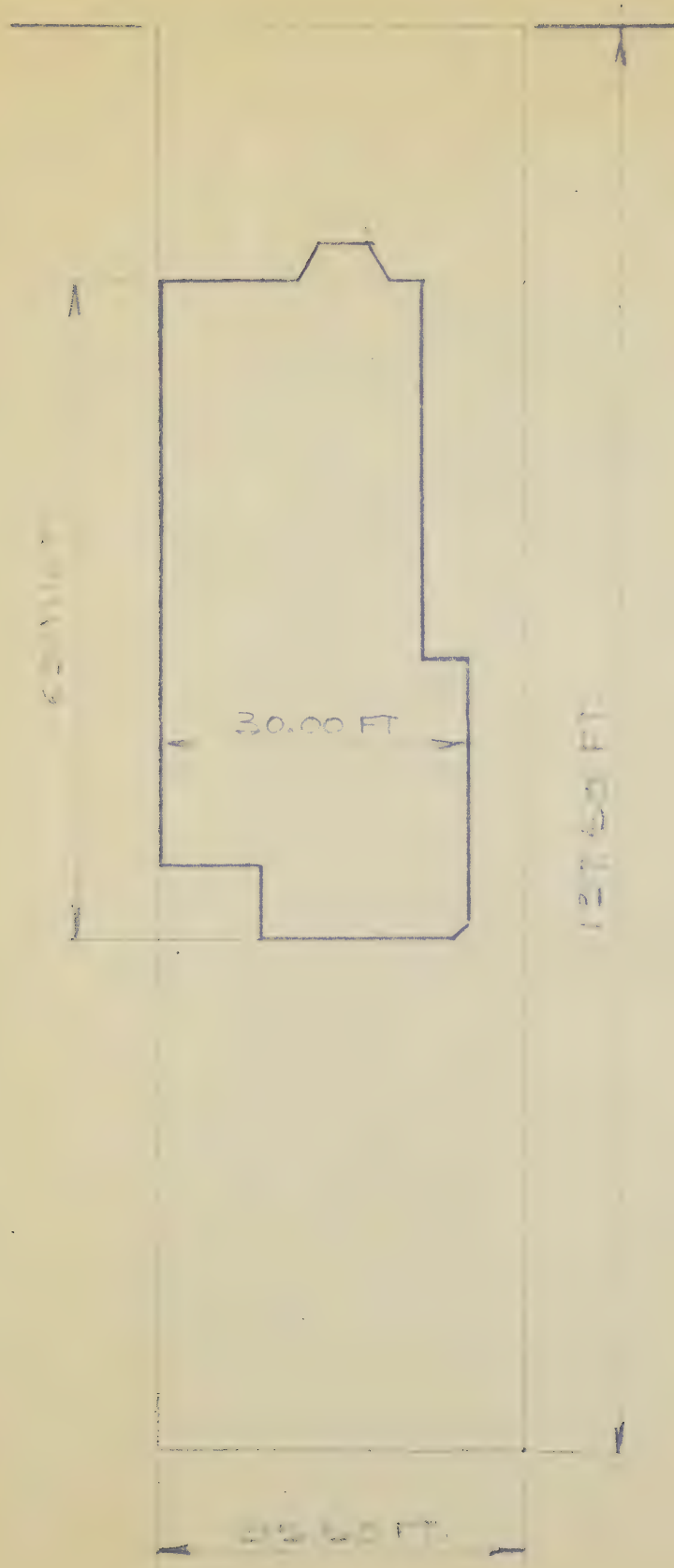
CORRELATION AND ANALYSIS

Market data approach is best indication.

REFER TO COMPARABLE SALE

634 Baker St. - 607-09 Masonic Ave.

Block 49 - Parcel 4



BLOCK N^o 49 ~ PARCEL N^o 4
ASSESSOR N^o 1129-26
20 SCALE: 1" = 20.00 FT.

PARCEL 49/5
ASSESSOR'S BLOCK 1129 LOT 25A

OWNER Larena F. Herndon

PROPERTY ADDRESS 1945 Eddy St.

LOCATION S/L Eddy St. - 212.5' from W/L Divisadero St.
LOT SIZE 25 x 137.5 AREA 3437.5 sq. ft.
TOPOGRAPHY Grade descending easterly

ASSESSED VALUATION:

Land \$1,350
Building 7,300
TOTAL \$8,650

TAXES: 1962-63 \$812.24

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 100	
Adjusted Monthly Income		\$ 270
Adjusted Annual Income		\$3,240

REMARKS Partial OBO
Rents indicate economic suffering from
neighborhood.

<u>ANNUAL EXPENSES</u>	
Annual Net Income	\$1,000
	\$2,240

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Flats	AGE	New
CONSTRUCTION	Wood frame	DATE ACQUIRED	Land 1961
NO. OF STORIES	2 & Bsm't garage	REMODELED	-
FOUNDATION	Concrete - Hillside	TOTAL BUILDING AREA	2,180 sq. ft.
EXTERIOR FINISH	Rustic & stucco	INTERIOR FINISH	Sheetrock
ROOF	Flat T & G	FLOORS	Hardwood
BATHS	2 Certi flr. & 4 ft. certl wain & Mod & std. fixt. OT shower		
KITCHEN	2 - 8 ft. certl drainboard & Avg. cabinets.		
WIRING & LIGHTING	Average & medium		
HEAT	Each unit - 2 Dbl. Wall heaters - 2 - 30 Gal water heaters		
NO. OF ROOMS	28	NO. OF UNITS	2 (2/4)
GARAGE SPACES	2		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Good
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$27,000
Less Observed Depreciation	-
Depreciated Value of Improvements	27,000
Plus Land Value <u>25</u> front ft. x \$ <u>600</u>	15,000
Indicated Value of Land & Improvements	\$42,000

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>12.0</u> x \$ <u>3,240</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$39,000

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 5,000 per room-Land & Bldg. x 8 rms. \$40,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$15,000
Building	25,000
Equipment	
TOTAL	\$40,000

CORRELATION AND ANALYSIS

Presently overimproved for area.

New bldg. suffering economic obsolescence due to old area. Market Data best indication.

REFER TO COMPARABLE SALE

931-33 Grove

300' STREET



BLOCK N^o 49 ~ PARCE-L N^o 5
ASSESSOR N^o 1129-25A
20 SCALE: 1" = 20.00 FT.

PARCEL 49/6
ASSESSOR'S BLOCK 1129 LOT 25

OWNER Mary M. Rhodes

PROPERTY ADDRESS 1947 EDDY ST.

LOCATION S/L Eddy St. - 149.99' from E/L Broderick St.

LOT SIZE 25 x 137.5

AREA 3437.5 sq. ft.

TOPOGRAPHY Slopes to East

ASSESSED VALUATION:

Land \$1,350

Building 1,350

TOTAL \$2,700

TAXES: 1962-63 \$253.53

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 210

MONTHLY
ADJUSTED RENT

\$ 260

Adjusted Annual Income

\$ 3,120

REMARKS

ANNUAL EXPENSES

\$ 392

Annual Net Income \$ 2,728

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Residence conv. to Flats	AGE	68
CONSTRUCTION	Wood frame	DATE ACQUIRED	10/18/61
NO. OF STORIES	2	REMODELED	1930 Est & 1961
FOUNDATION	Brick	TOTAL BUILDING AREA	3,390 sq. ft.
EXTERIOR FINISH	R W Rustic	INTERIOR FINISH	L & P
ROOF	Flat T & G - False gable front	FLOORS	Hardwood
BATHS	2 - Split Old & Good - 2 extra lavas W/marble vanities; 2 xtr. WC.		
KITCHEN	2 - lino. - Steel units		
WIRING & LIGHTING	Average & medium - part rewired 1961		
HEAT	2 - forced air systems		
NO. OF ROOMS	13	NO. OF UNITS	2 (1/6, 1/7)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Average	CONDITION OF INTERIOR	Average
REMARKS	Marble front steps		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$30,000
Less Observed Depreciation	15,000
Depreciated Value of Improvements	15,000
Plus Land Value <u>25</u> front ft. x \$ <u>600</u>	15,000
Indicated Value of Land & Improvements	\$30,000

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>9.0</u> x \$ <u>3120</u> Annual Gross Income	\$28,080
Indicated Value of Land & Improvements	

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,250 per room-Land & Bldg. x 13 rms. \$29,250
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$15,000
Building	13,000
Equipment	
TOTAL	\$28,000

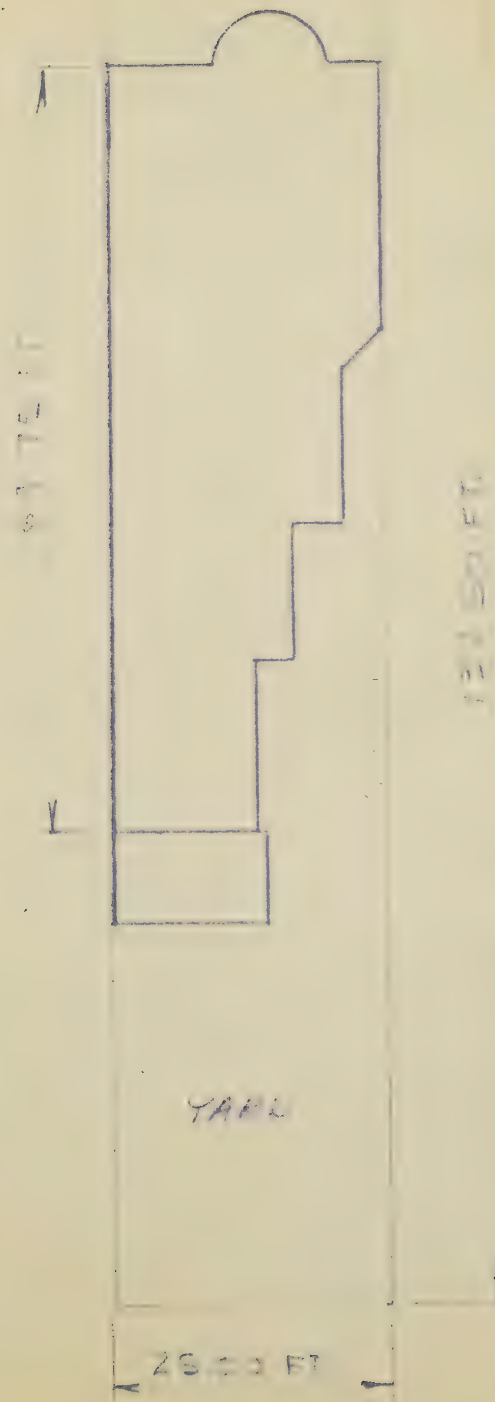
CORRELATION AND ANALYSIS

Market Data best indication

REFER TO COMPARABLE SALE

2472 California - 1125-27 Broderick

EDDY STREET



BLOCK 117 49 - PARCEL 117 6
ADDRESS 1129-25
25 SCALE 1" = 20.00 FT.

PARCEL 49/7
ASSESSOR'S BLOCK 1129 LOT 23 & 24

OWNER Eda Marie Patton

PROPERTY ADDRESS 1953-55 Eddy St.

LOCATION S/L Eddy St. - 100' from E/L Broderick St.

LOT SIZE 49.99 x 137.5 AREA 6873.63 sq. ft.

TOPOGRAPHY Level lots - Street slopes down to East

ASSESSED VALUATION:

Land \$2,700

Building 1,750

TOTAL \$4,450

TAXES: 1962-63 \$417.86

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

<u>INCOME</u>	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 250	
Adjusted Monthly Income		\$ 260
Adjusted Annual Income		\$ 3,120

REMARKS

<u>ANNUAL EXPENSES</u>	\$ 376
Annual Net Income	\$ 2,744

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$





PARCEL 49/7
ASSESSOR'S BLOCK 1129 LOT 23 & 24

OWNER Eda Marie Patton

PROPERTY ADDRESS 1953-55 Eddy St.

LOCATION S/L Eddy St. - 100' from E/L Broderick St.
LOT SIZE 49.99 x 137.5 AREA 6873.63 sq. ft.
TOPOGRAPHY Level lots - Street slopes down to East

ASSESSED VALUATION:

Land \$2,700
Building 1,750
TOTAL \$4,450

TAXES: 1962-63 \$417.86

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME MONTHLY MONTHLY
ENT

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REMARKS

ANNUAL EXP

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DEPRECIATE





DESCRIPTION OF IMPROVEMENTS

TYPE	Flats & Bungalow	AGE	73
CONSTRUCTION	Wood frame	DATE ACQUIRED	-
NO. OF STORIES	2 & 1 & basements	REMODELED	Garages in front
FOUNDATION	Brick	TOTAL BUILDING AREA	2,794 sq. ft.
EXTERIOR FINISH	Rustic	INTERIOR FINISH	L & P - linocruster Wood T & G Wain.
ROOF	Gable - Compo. Strip Roof	FLOORS	Pine
BATHS	3 - Old style - Old style tub on legs		
KITCHEN	2 - old style		
WIRING & LIGHTING	Knob & tube - orig. elec. fixt. replaced.		
HEAT	Circulating heaters		
NO. OF ROOMS	17	NO. OF UNITS	3 (1/5,2/6)
GARAGE SPACES	3		
CONDITION OF EXTERIOR	Good - fair	CONDITION OF INTERIOR	Good
REMARKS	Terrazzo stairs in front. - Two typical flats of era with little modernization. Concrete steps to bungalow.		

VALUATION ANALYSISCOST APPROACH

Replacement Cost Today	\$45,668
Less Observed Depreciation	35,721
Depreciated Value of Improvements	9,947
Plus Land Value <u>49.99</u> front ft. x \$ <u>600</u>	29,950
Indicated Value of Land & Improvements	\$39,897

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the 6
 basis of \$ 2,588 per room-Land & Bldg. x 11 rms. \$37,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$29,950
Building	7,750
Equipment	
TOTAL	\$37,700

CORRELATION AND ANALYSIS

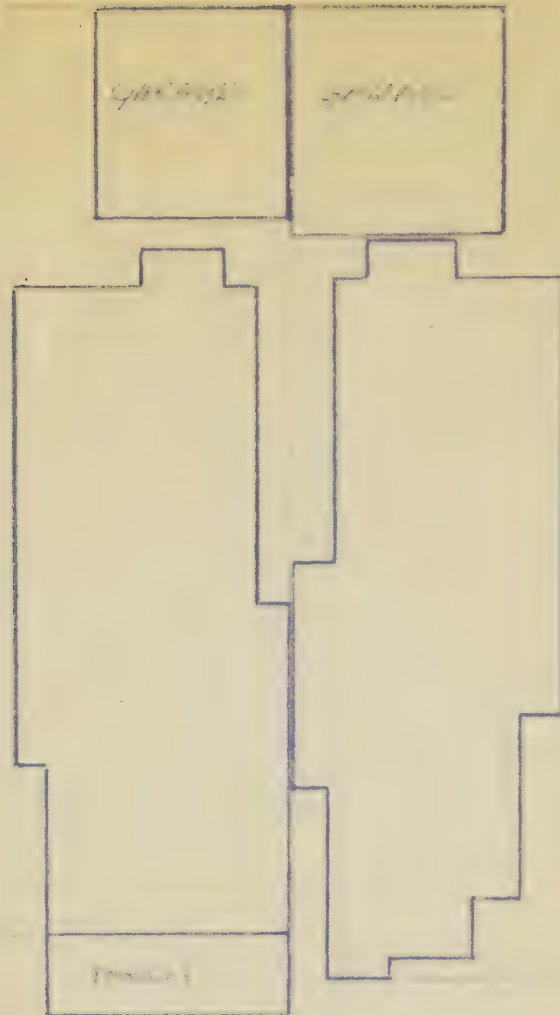
Market Data best indication.

REFER TO COMPARABLE SALE

1309-11 Baker St. - 2925-27 Pine St.
 1922-24 Golden Gate Ave.

100' 20' 10'

58.883 FT



Garage

House

100' 20' 10'

25.04 FT

24.15 FT

127.50 FT

BLOCK 11th & 1st - PARCELS 1-7
ASSIGNOR 1129-13 & 1129-14
12-14-11

PARCEL 49/8
ASSESSOR'S BLOCK 1129 LOT 22

OWNER Olandus Bransford & Mae Bell Bransford

PROPERTY ADDRESS 1959 Eddy St.

LOCATION S/L Eddy St. - 75' From E/L Broderick St.

LOT SIZE 25 x 55.5

AREA 1387.5 sq. ft.

TOPOGRAPHY Steep grade descending easterly

ASSESSED VALUATION:

Land \$ 900

Building 1,000

TOTAL \$1,900

TAXES: 1962-63 \$178.41

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES No 2nd means of egress for upper unit.

INCOME

MONTHLY
ACTUAL RENT
\$ 85

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 195

Adjusted Annual Income

\$ 2,340

REMARKS Partial 080

ANNUAL EXPENSES

\$ 256

Annual Net Income \$ 2,084

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	2 Flats (Conversion)	AGE	70
CONSTRUCTION	Wood frame	DATE ACQUIRED	3/4/60
NO. OF STORIES	2	REMODELED	Yes
FOUNDATION	Brick	TOTAL BUILDING AREA	1818 sq. ft.
EXTERIOR FINISH	Wood shingle	INTERIOR FINISH	L & P some sheetrock
ROOF	Composition shingle	FLOORS	Hardwood
BATHS	1 each unit		
KITCHEN	1 each unit		
WIRING & LIGHTING	Adequate		
HEAT	Circulating gas & floor furnace		
NO. OF ROOMS	8	NO. OF UNITS	2 (2/4)
GARAGE SPACES	1		
CONDITION OF EXTERIOR	Fair	CONDITION OF INTERIOR	Fair to good
REMARKS	Conversion is well done - Modern kitchens etc.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$25,452
Less Observed Depreciation	12,726
Depreciated Value of Improvements	12,726
Plus Land Value <u>25</u> front ft. x \$ <u>408.60</u>	10,200
Indicated Value of Land & Improvements	\$22,926

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>9</u> x \$ <u>2340</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$21,060

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,750 per room-Land & Bldg. x 8 rms. \$22,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$10,200
Building	12,300
Equipment	
TOTAL	\$22,500

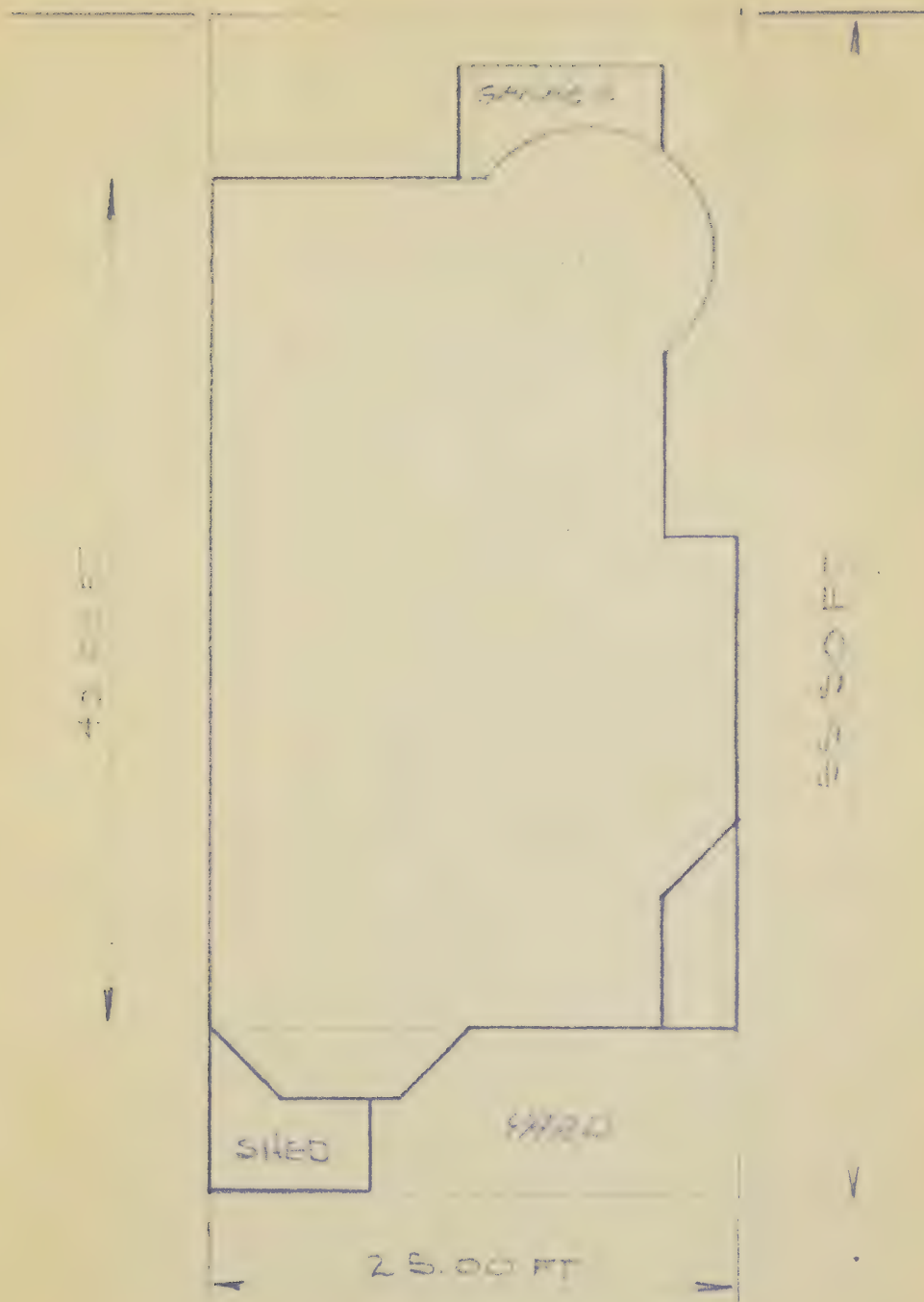
CORRELATION AND ANALYSIS

Emphasis Market value - Good conversion, but would
 compare less favorably than standard flats. - small lot.

REFER TO COMPARABLE SALE

708 Broderick - 1571 Fulton - 1015 Hayes
 451 Waller - 307 Scott St.

250' x 5' 6" 1/2"



BLOCK N° 49 - PARCEL N° 8
ASSESSOR N° 1129-22
75.00' x 70.00'

PARCEL 49/9
ASSESSOR'S BLOCK 1129 LOT 21

OWNER Julius Johnson & Fleeta B. Johnson

PROPERTY ADDRESS 1969-71 Eddy St.

LOCATION S/L Eddy St. - 50' from E/L Broderick St.

LOT SIZE 25 x 55.5 AREA 1387.5 sq. ft.

TOPOGRAPHY Grade descending easterly.

ASSESSED VALUATION:

Land \$ 900

Building 1,050

TOTAL \$1,950

TAXES: 1962-63 \$183.11

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 80

MONTHLY
ADJUSTED RENT
\$ 190

Adjusted Annual Income

\$ 2,280

REMARKS Partial OBO

ANNUAL EXPENSES

\$ 309

Annual Net Income \$ 1,971

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	FLATS	AGE	63
CONSTRUCTION	Wood frame	DATE ACQUIRED	3/29/54
NO. OF STORIES	2	REMODELED	Slight recent
FOUNDATION	Concrete & brick	TOTAL BUILDING AREA	2025
EXTERIOR FINISH	Rustic W/Stucco Trim	INTERIOR FINISH	L & P
ROOF	Gable & Hip W/Comp. Shingle	FLOORS	Hardwood
BATHS	2 - 1 split & 1 reg. - 3 old & Std. - 3 ft. Tile bd. Wain.		
KITCHEN	2 - Lino. - Some Tibd - Steel Units 4 ft W/Cabs over		
WIRING & LIGHTING	Few & std.		
HEAT	Circ. heaters		
NO. OF ROOMS	8	NO. OF UNITS	2 (2/4)
GARAGE SPACES	One		
CONDITION OF EXTERIOR	Average	CONDITION OF INTERIOR	Fair
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$30,650
Less Observed Depreciation	18,650
Depreciated Value of Improvements	12,000
Plus Land Value <u>25</u> front ft. x \$ <u>408.60</u>	10,200
Indicated Value of Land & Improvements	22,200

INCOME APPROACH

Applying <u> </u> % Capitalization Rate to	
Net Annual Income of \$ <u> </u>	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>9.0</u> x \$ <u>2,280</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$20,520

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 2,600 per room-Land & Bldg. x 8 rms. \$20,800
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

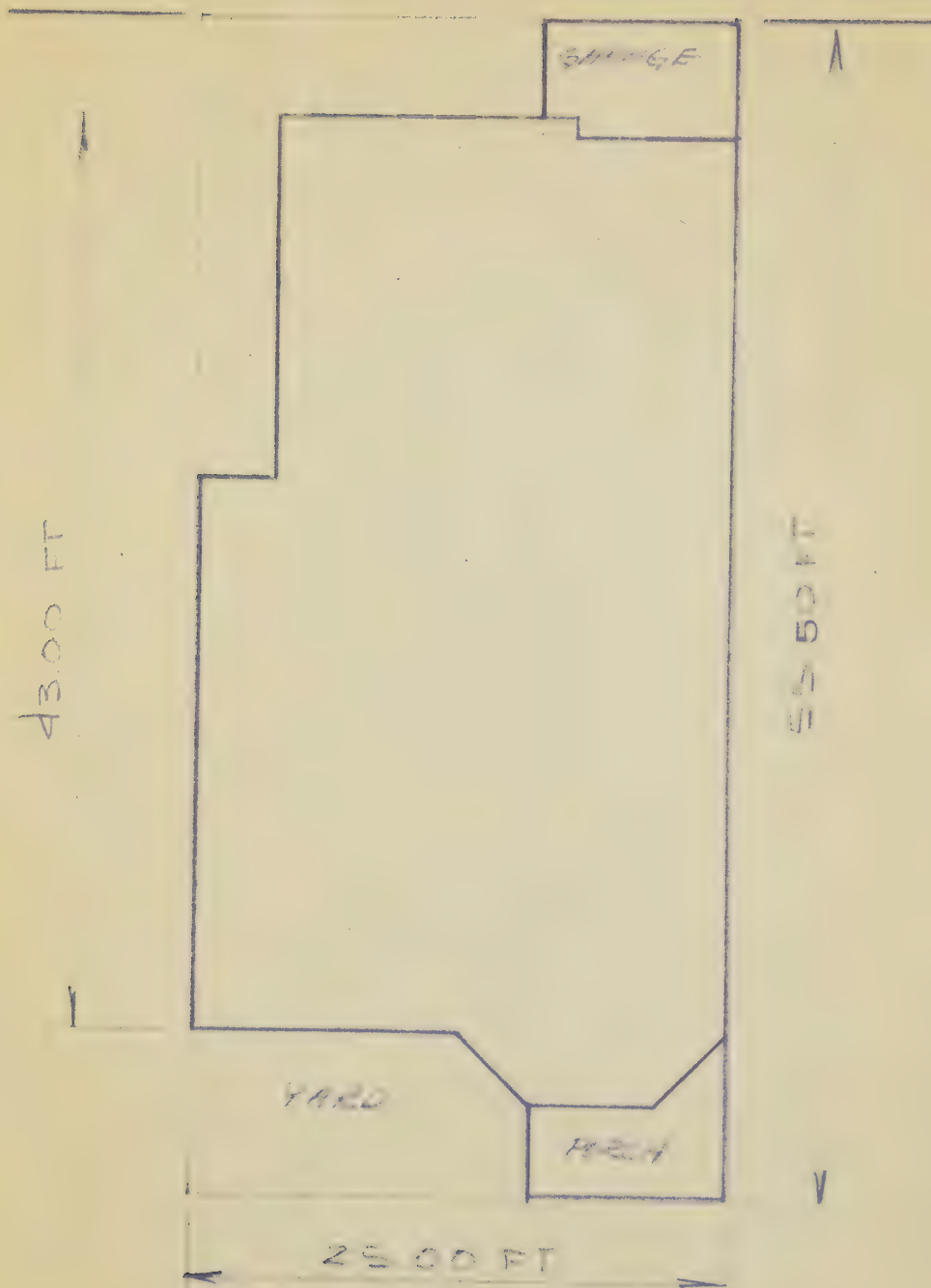
Land	\$10,200
Building	10,800
Equipment	
TOTAL	\$21,000

CORRELATION AND ANALYSIS

Location & Bldg. have some amenity value.
Smaller units show up badly in room valuation - Income approach good indicator.

REFER TO COMPARABLE SALE 451-453 Waller - 1106-6A Divisadero

EDDY STREET



BLOCK N^o 4^o - PARCEL N^o 9
ASSESSOR N^o 1129-21
LOCAL N^o 1^o = 20.00 FT

PARCEL 49/10
ASSESSOR'S BLOCK 1129 LOT 20

OWNER Joseph S. Pough & Grace Pough

PROPERTY ADDRESS 1955-79 Eddy St.

LOCATION S/L Eddy St. - 25' from E/L Broderick St.
LOT SIZE 25 x 55.5 AREA 1387 sq. ft.
TOPOGRAPHY Steep slope descending easterly.

ASSESSED VALUATION:

Land \$ 900
Building 1,100
TOTAL \$2,000

TAXES: 1962-63 \$187.80

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 165	
Adjusted Monthly Income		\$ 165
Adjusted Annual Income		\$1,980

REMARKS

ANNUAL EXPENSES

	\$ 308
Annual Net Income	\$1,672

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	2 FLATS	AGE	63
CONSTRUCTION	Wood frame W/Stucco Brick	DATE ACQUIRED	1944
NO. OF STORIES	2 & Basement	REMODELED	Stucco brick 1947
FOUNDATION	Concrete (hillside)	TOTAL BUILDING AREA	1975 sq. ft.
EXTERIOR FINISH	Stucco brick	INTERIOR FINISH	L & P
ROOF	Flat T & G	FLOORS	Hardwood
BATHS	2 Split - 3 old & std. fixtures		
KITCHEN	2 - lino. - 3 ft. steel sink units - some cabs.		
WIRING & LIGHTING	Few & Standard		
HEAT	Grav. Heat (coal) in bsm't (not used) - circ. gas heaters		
NO. OF ROOMS	9	NO. OF UNITS	2 (1/4, 1/5)
GARAGE SPACES	2		
CONDITION OF EXTERIOR	Fair	CONDITION OF INTERIOR	fair
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$28,000
Less Observed Depreciation	19,500
Depreciated Value of Improvements	8,500
Plus Land Value 25 front ft. x \$ 408.60	10,200
Indicated Value of Land & Improvements	\$18,700

INCOME APPROACH

Applying % Capitalization Rate to	
Net Annual Income of \$	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 9.5 x \$ 1,980 Annual Gross Income	\$18,810
Indicated Value of Land & Improvements	

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 2,000 per room-Land & Bldg. x 9 rms. \$18,000
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

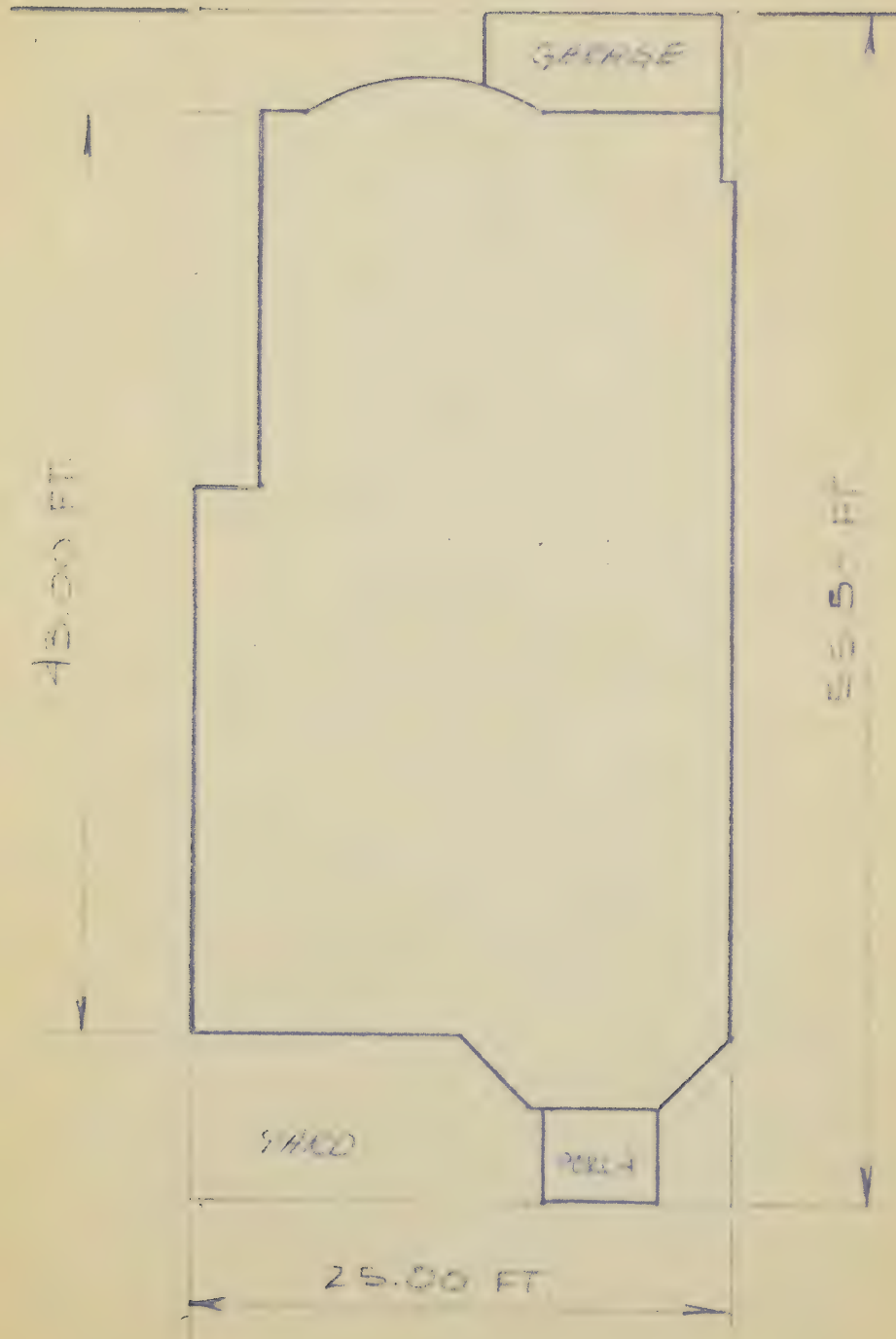
ESTIMATED MARKET VALUE

Land	\$10,200
Building	7,800
Equipment	
TOTAL	\$18,000

CORRELATION AND ANALYSIS Market data approach best indication.

REFER TO COMPARABLE SALE 257-59 Oak - 725-27 Webster.

EDDY STREET



BLOCK 11-41 - PARCELS 10-10
ASSESSOR 11-20-20
LOCALITY 11-20-20

PARCEL 49/11
ASSESSOR'S BLOCK 1129 LOT 19

OWNER John Pappas & Nell Pappas

PROPERTY ADDRESS 1989 Eddy St.

LOCATION E/L Broderick St. & S/L Eddy St.

LOT SIZE 25 x 55.5

AREA 1,387.5 sq. ft.

TOPOGRAPHY Slight slope on both Street elevation

ASSESSED VALUATION:

Land \$1,250
Building 2,100
TOTAL \$3,350

TAXES: 1962-63 \$314.56

ZONING R-3

HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 270

\$ 270

Adjusted Annual Income

\$ 3,240

REMARKS Illegal toilet off kitchen.

ANNUAL EXPENSES

\$ 1,423

Annual Net Income \$ 1,817

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Residence Converted into 4 units	AGE	83
CONSTRUCTION	Wood frame	DATE ACQUIRED	8/2/63
NO. OF STORIES	2 & basement	REMODELED	Yes
FOUNDATION	Brick	TOTAL BUILDING AREA	2,690 sq. ft.
EXTERIOR FINISH	Shingle & Rustic	INTERIOR FINISH	L & P
ROOF	Shingle	FLOORS	Oak - Pine
BATHS	4 - Lino - open leg L & P - T & G Wain.		
KITCHEN	4 - Lino. - Wood Stain Plaster Wain.		
WIRING & LIGHTING	Inadequate		
HEAT	Circ. heaters		
NO. OF ROOMS	13	NO. OF UNITS	4 (3/3, 1/4)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Fair to poor
REMARKS	Basement unit illegal - 6'6" ceiling - 3 rooms & bath not considered in value.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$32,280
Less Observed Depreciation	18,030
Depreciated Value of Improvements	14,250
Plus Land Value 25 front ft. x \$ 510.75	12,750
Indicated Value of Land & Improvements	\$27,000

INCOME APPROACH

Applying % Capitalization Rate to	
Net Annual Income of \$	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 8 x \$ 3,240 Annual Gross Income	
Indicated Value of Land & Improvements	\$26,000

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 2,000 per room-Land & Bldg. x 13 rms. \$26,000
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$13,000
Building	13,000
Equipment	
TOTAL	\$26,000

CORRELATION AND ANALYSIS

Income & Market are best indication to value.

REFER TO COMPARABLE SALE

EDDY STREET

EDDY STREET



BLK 11249 - PARCEL 11
ASS-SECT 11 1124-11
20 SCALE = 10.00 FT

49/12
PARCEL
ASSESSOR'S BLOCK 1129 LOT 18

OWNER Louis B. Bacigalupi & Isabelle P. Bacigalupi

PROPERTY ADDRESS 1048-50 Broderick St.

LOCATION E/L Broderick St. - 555' from S/L Eddy St.

LOT SIZE 25 x 100

TOPOGRAPHY Onside slope - 2½ ft. below grade - Downslope to rear

AREA 2500 sq. ft.

ASSESSED VALUATION:

Land \$1,230

Building 800

TOTAL \$2,030

TAXES: 1962-63 190.62

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES Basement unit vacant & illegal & not rentable.

INCOME

MONTHLY
ACTUAL RENT
\$ 180

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 175

Adjusted Annual Income

\$ 2,100

REMARKS

ANNUAL EXPENSES

\$ 306

Annual Net Income \$ 1,794

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Res. converted to two flats	AGE	73
CONSTRUCTION	Wood frame	DATE ACQUIRED	9/29/60
NO. OF STORIES	2 & Basement	REMODELED	1960
FOUNDATION	Brick	TOTAL BUILDING AREA	3,000 sq. ft.
EXTERIOR FINISH	Rustic	INTERIOR FINISH	L & P
ROOF	Flat T & G	FLOORS	Pine
BATHS	2 Old & cheap		
KITCHEN	2 - Asphalt tile - Few cabs.		
WIRING & LIGHTING	Few & cheap		
HEAT	Circ. heat		
NO. OF ROOMS	8	NO. OF UNITS	2 (2/4)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Fair	CONDITION OF INTERIOR	Fair
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$21,000
Less Observed Depreciation	14,500
Depreciated Value of Improvements	6,500
Plus Land Value <u>25</u> front ft. x \$ <u>578.24</u>	14,450
Indicated Value of Land & Improvements	\$20,950

INCOME APPROACH

Applying <u> </u> % Capitalization Rate to	
Net Annual Income of \$ <u> </u>	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>9</u> x \$ <u>.2100</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$18,900

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,000 per room-Land & Bldg. x 8 rms. \$16,000
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$14,450
Building	5,750
Equipment	
TOTAL	\$20,200

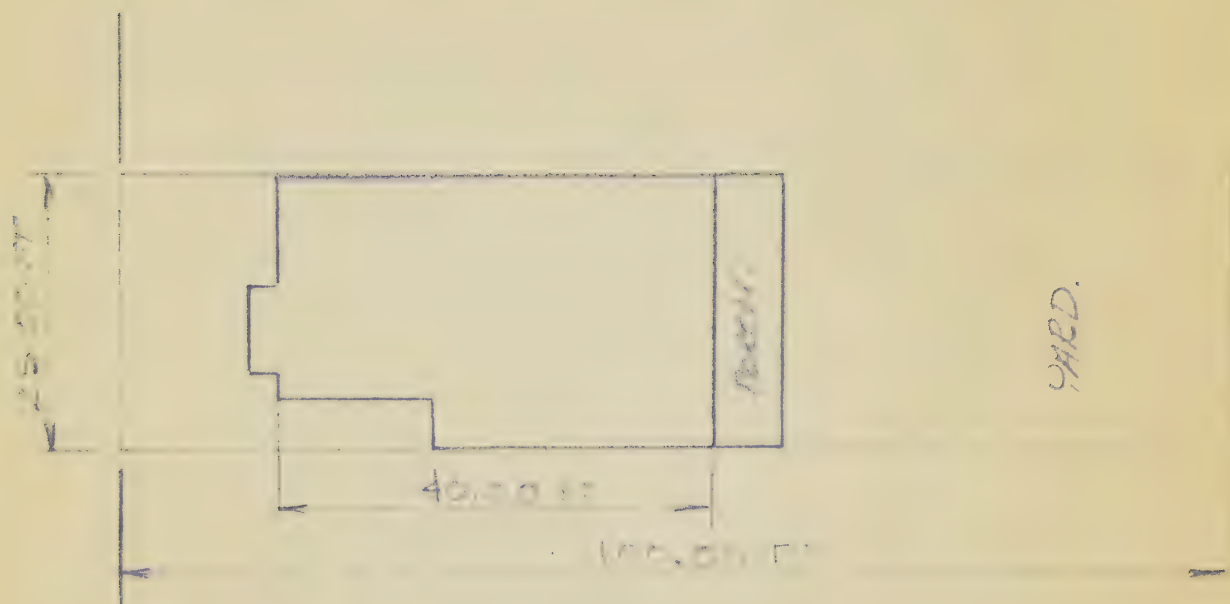
CORRELATION AND ANALYSIS

Income best indicator to value for this small unit.

REFER TO COMPARABLE SALE

738 Hayes - 1106-6A Divisadero

BRIDGEC STREET



BLOCK N° 49 - PARCEL N° 12
ASSESSOR N° 1129-18
20 SCALE: 1"=20.00 FT.

PARCEL 49/13
ASSESSOR'S BLOCK 1129 LOT 17

OWNER Odiest McGee & Marian O. McGee

PROPERTY ADDRESS 1044-46 Broderick St.

LOCATION E/L Broderick St. - 80.5' from S/L Eddy St.

LOT SIZE 25 x 100

AREA 2500 sq. ft.

TOPOGRAPHY 2½ ft. below grade down slope to rear

ASSESSED VALUATION:

Land \$1,230

Building 2,750

TOTAL \$3,980

TAXES: 1962-63 \$373.72

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES Basement apts. 7' 8" Cell Ht. - Insufficient windows.

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 440

Adjusted Monthly Income

\$ 275

Adjusted Annual Income

\$ 3,300

REMARKS

ANNUAL EXPENSES

\$ 630

Annual Net Income \$ 2,670

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Flats	AGE	73
CONSTRUCTION	Wood frame	DATE ACQUIRED	7/8/63
NO. OF STORIES	2 & Bsm't Living	REMODELED	1950 - 63
FOUNDATION	Brick	TOTAL BUILDING AREA	3,100 sq. ft.
EXTERIOR FINISH	Asb. shingle 3 walls 1 Wall - Rustic	INTERIOR FINISH	L & P Bsm't sheet rock
ROOF	Flat T & G - False Gable front	FLOORS	3/4 Pine - 1/4 Hardwood Wain.
BATHS	2 Mod. & Chp. - 3 Old & Std. Baths - 2 Split - 3 single rm.		
KITCHEN	Asphalt tile (A) with 4-5 ft. Lino. & Steel units		
WIRING & LIGHTING	Rewired 1963		
HEAT	Circulating heat.		
NO. OF ROOMS	13 & illegal basement	NO. OF UNITS	2 (1/6, 1/7 & illegal bsm't)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Fair	CONDITION OF INTERIOR	Fair
REMARKS	Bldg. in remarkable condition.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$37,200
Less Observed Depreciation	25,400
Depreciated Value of Improvements	11,800
Plus Land Value <u>25</u> front ft. x \$ <u>578.24</u>	14,450
Indicated Value of Land & Improvements	\$26,250

INCOME APPROACH

Applying <u> </u> % Capitalization Rate to	
Net Annual Income of \$ <u> </u>	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>9</u> x \$ <u>3,300</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$29,700

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,000 per room-Land & Bldg. x 13 rms. \$26,000
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$14,450
Building	11,550
Equipment	
TOTAL	\$26,000

CORRELATION AND ANALYSIS

Market best approach to value due to
 maximum use of income space.

REFER TO COMPARABLE SALE

1125 Broderick - 148-150 Laguna

BRODERICK STREET



BLOCK N° 49 - PARCEL N° 13
ASSESSOR N° 1129-17
ESTATE N° 2010-17

PARCEL 49/14
ASSESSOR'S BLOCK 1129 LOT 16

OWNER David Dougherty & Dora May Dougherty

PROPERTY ADDRESS 1034-40 Broderick St.

LOCATION E/L Broderick St. - 137.5' from N/L Turk St.

LOT SIZE 32 x 100

AREA 3200 sq. ft.

TOPOGRAPHY Slight slope

ASSESSED VALUATION:

Land \$1,570

Building 1,300

TOTAL \$2,870

TAXES: 1962-63 \$269.49

ZONING R-3

HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 255

\$ 350

Adjusted Annual Income

\$4,200

REMARKS Partial 080

ANNUAL EXPENSES

\$ 444

Annual Net Income \$3,756

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



PARCEL 49/14

1034-40 Brodnick St

DESCRIPTION OF IMPROVEMENTS

1129/16

TYPE Apt. Flats

AGE 83

CONSTRUCTION Wood frame

DATE ACQUIRED 1952

NO. OF STORIES 2 & basement

REMODELED Minor

FOUNDATION Brick - Concrete piers

TOTAL BUILDING AREA 4004 sq. ft.

EXTERIOR FINISH J. M. Shingles front
& Rear & Asphalt shingle

INTERIOR FINISH L & P

ROOF T & G

FLOORS Pine - Asphalt tile

BATHS Lino. - Rec. Tub - Tile Bd. Wain. - Leg Tubs

KITCHEN Lino. - T & G Wain. Tile Drain & Back

WIRING & LIGHTING Inadequate

HEAT Gas circulating heaters

NO. OF ROOMS 20

NO. OF UNITS 4 (4/5)

GARAGE SPACES -

CONDITION OF EXTERIOR Good to fair

CONDITION OF INTERIOR Good to fair

REMARKS Owners unit has new bath & Kitchen fixtures and is better maintained.
Owner supplies some furniture if needed.VALUATION ANALYSISCOST APPROACH

Replacement Cost Today	\$46,044
Less Observed Depreciation	34,044
Depreciated Value of Improvements	12,000
Plus Land Value 32 front ft. x \$ 578.24	18,500
Indicated Value of Land & Improvements	\$30,500

INCOME APPROACH

Applying % Capitalization Rate to	
Net Annual Income of \$	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 7 x \$ 4,200 Annual Gross Income	
Indicated Value of Land & Improvements	\$29,400

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 1,500 per room-Land & Bldg. x 20 rms. \$30,000
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$18,500
Building	11,000
Equipment	
TOTAL	\$29,500

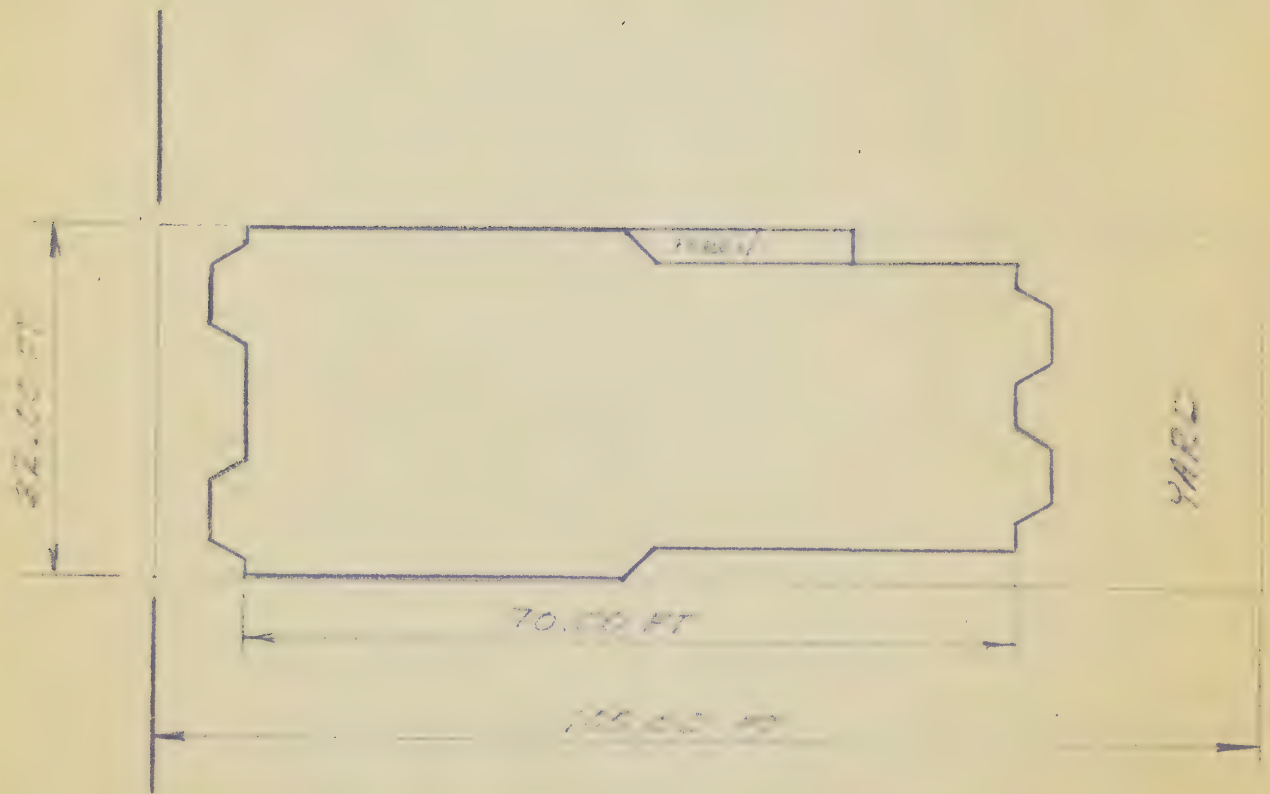
CORRELATION AND ANALYSIS

Income approach is the best indication of value.

REFER TO COMPARABLE SALE

825-31 Scott St. - 867-49-71 Hayes St.

BRODERICK STREET



Block 13-47-Parcel 14
Assessment No 1169 16
Lot Area: 12500 FT²

PARCEL 49/15
ASSESSOR'S BLOCK 1129 LOT 15

OWNER Thomas J. Berry & Eula Berry

PROPERTY ADDRESS 1894-96 Turk St.

LOCATION N/L Turk St. & E/L Broderick St.

LOT SIZE 25 x 137.5

AREA 3437.50 sq. ft.

TOPOGRAPHY Slope of Street elevations on corner intersection

ASSESSED VALUATION:

Land \$1,810

Building 3,200

TOTAL \$5,010

TAXES: 1962-63 \$470.44

ZONING R-3

HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$313

MONTHLY
ADJUSTED RENT
\$ 518

Adjusted Annual Income

\$6,216

REMARKS

Partial 080

ANNUAL EXPENSES

\$ 776

Annual Net Income \$5,440

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Two Apt - Flat Bldgs.	AGE	83
CONSTRUCTION	Wood frame	DATE ACQUIRED	1953
NO. OF STORIES	3 - 2	REMODELED	Remodeled 1951
FOUNDATION	Brick - Concrete	TOTAL BUILDING AREA	7,627 sq ft.
EXTERIOR FINISH	Rustic	INTERIOR FINISH	L & P
ROOF	Asphalt shingle	FLOORS	Oak - Pine
BATHS	6 - Lino - Rec. & leg tub		
KITCHEN	6 - Lino		
WIRING & LIGHTING	Adequate		
HEAT	Floor Furnace - gas - Circulating heaters		
NO. OF ROOMS	24	NO. OF UNITS	6 (1/2, 1/3, 1/5, 1/6) (2/4-rear)
GARAGE SPACES	one		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Good to fair
REMARKS	Two separate bldgs. - Both remodeled by General Contractor & Bldg. permit 12 years ago. Two basement units in main bldg. are possible.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$80,000
Less Observed Depreciation	50,000
Depreciated Value of Improvements	30,000
Plus Land Value 25 front ft. x \$ 781.25	19,550
Indicated Value of Land & Improvements	\$49,550

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 8 x \$ 6,216 Annual Gross Income	
Indicated Value of Land & Improvements	\$49,728

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,100 per room-Land & Bldg. x 24 rms. \$50,400
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$19,600
Building	30,400
Equipment	
TOTAL	\$50,000

CORRELATION AND ANALYSIS

Income approach is the best indication of value.

REFER TO COMPARABLE SALE

825-31 Scott St. 1133 Webster St.

Hand-drawn site plan of a rectangular lot. The lot is divided into three sections by two vertical lines. The leftmost section is a rectangle with a width of 15.00 FT. The middle section is a rectangle with a width of 40.917 FT. The rightmost section is a rectangle with a width of 84.50 FT. The total width of the lot is 140.417 FT. The total area of the lot is 127.50 FT.

Section	Width (FT)	Area (FT)
Left	15.00	
Middle	40.917	
Right	84.50	
Total	140.417	127.50

BLOCK 11091 - PARCEL 11115
A-10-11091-11115-11
10-11091-11115-11



PARCEL 49/16
ASSESSOR'S BLOCK 1129 LOT 14-A

OWNER Paul A O'Connor & Kiyo O'Connor

PROPERTY ADDRESS 1880 Turk St.

LOCATION N/L Turk St. - 25' from E/L Broderick St.

LOT SIZE 46.5 x 137.5

AREA 6393.75 sq. ft.

TOPOGRAPHY Slopes to East

ASSESSED VALUATION:

Land \$2,560

Building 2,000

TOTAL \$4,560

TAXES: 1962-63 \$428.18

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 50

\$ 275

Adjusted Annual Income

\$ 3,300

REMARKS Partial 080

ANNUAL EXPENSES

\$ NOT APPLICABLE

Annual Net Income

\$ NOT APPLICABLE

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE Residential with basement conversion AGE 73

CONSTRUCTION Wood frame DATE ACQUIRED 1957

NO. OF STORIES 2 & basement REMODELED -

FOUNDATION Concrete TOTAL BUILDING AREA 4,320 sq. ft.

EXTERIOR FINISH Rustic & asphalt shingles INTERIOR FINISH L & P

ROOF Gambrel - Comp. FLOORS Pine - asphalt tile

BATHS 3-1/3 - Mod. & Std. Fixt. in 2 baths - asphalt tile floors

KITCHEN 2 - 2 lino - steel drainboards

WIRING & LIGHTING Fair amount & medium quality lighting

HEAT Central heat. - 5 good fireplaces

NO. OF ROOMS 14 NO. OF UNITS 2 (1/11, 1/3)

GARAGE SPACES 1 car

CONDITION OF EXTERIOR Fair CONDITION OF INTERIOR Fair

REMARKS Used as semi-public art gallery - large central halls - house interior

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$56,500
Less Observed Depreciation	56,500
Depreciated Value of Improvements	
Plus Land Value 46.5 front ft. x \$ 625	29,000
Indicated Value of Land & Improvements	\$29,000

INCOME APPROACH

Applying % Capitalization Rate to
 Net Annual Income of \$
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of x \$. Annual Gross Income
 Indicated Value of Land & Improvements Not applicable

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,000 per room-Land & Bldg. x 14 rms. \$28,000
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

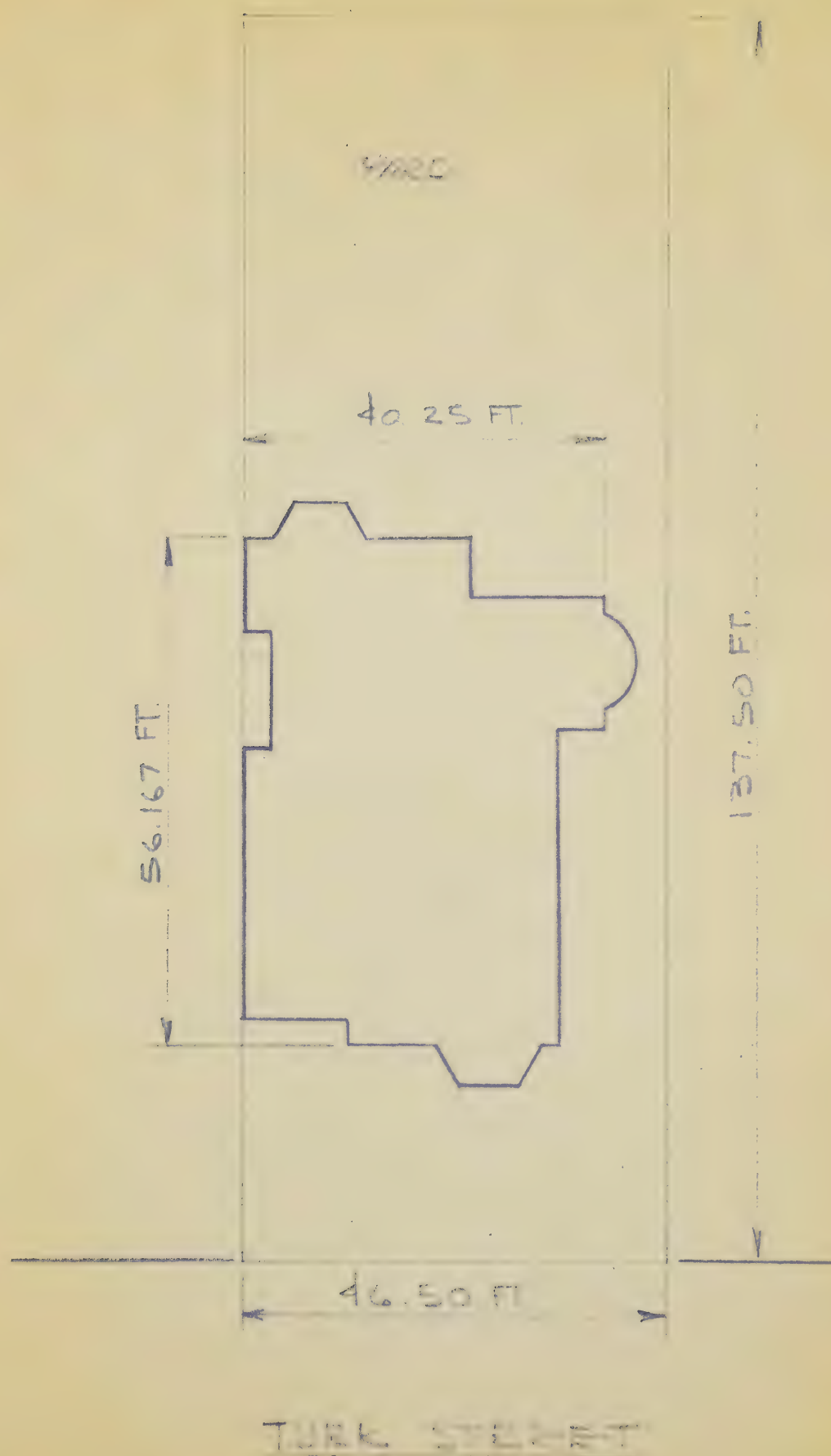
Land	\$29,000
Building	
Equipment	
TOTAL	\$29,000

CORRELATION AND ANALYSIS

Building a burden to land

REFER TO COMPARABLE SALE

Reference - Land sales book.



BLOCK NO 49 - PARCEL NO 16
ASSESSOR NO 1129-14A
203466 11/10/2011

PARCEL 49/17
ASSESSOR'S BLOCK 1129 LOT 14

OWNER Lendell H. Hall & Susie Hall

PROPERTY ADDRESS 1872 - 78 Turk St.

LOCATION N/L Turk St. - 71.5' from E/L Broderick St.
LOT SIZE 38.5 x 137.5 AREA 5293.75 sq. ft.
TOPOGRAPHY On slope on street elevation

ASSESSED VALUATION:

Land \$2,120
Building 4,750
TOTAL \$6,870

TAXES: 1962-63 \$645.09

ZONING R-3

HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 300	
Adjusted Monthly Income		\$ 410
Adjusted Annual Income		\$ 4,920

REMARKS

ANNUAL EXPENSES

	\$ 809
Annual Net Income	\$ 4,111

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Residential Apts.	AGE	63
CONSTRUCTION	Wood frame	DATE ACQUIRED	1951
NO. OF STORIES	2 and basement	REMODELED	-
FOUNDATION	Concrete	TOTAL BUILDING AREA	6,070 sq. ft.
EXTERIOR FINISH	Rustic	INTERIOR FINISH	L & P
ROOF	T & G	FLOORS	Oak - Pine
BATHS	4 - lino - open leg tub - Sep. toilet room		
KITCHEN	4 - lino - Plaster - porcelain sink		
WIRING & LIGHTING	Adequate		
HEAT	Circ. gas heaters - Wall furnace		
NO. OF ROOMS	22	NO. OF UNITS	4 (2/5, 2/6)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Fair	CONDITION OF INTERIOR	Good
REMARKS	4 - Residential type Apt. flats. Good sound building in 'as built' condition. Home and income type.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$63,750
Less Observed Depreciation	47,750
Depreciated Value of Improvements	16,000
Plus Land Value <u>38.5</u> front ft. x \$ <u>625</u>	24,050
Indicated Value of Land & Improvements	\$40,050

INCOME APPROACH

Applying	% Capitalization Rate to
Net Annual Income of \$	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>8.0</u> x \$ <u>4,920</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$39,360

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 1,850 per room-Land & Bldg. x 22 rms. \$40,700
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

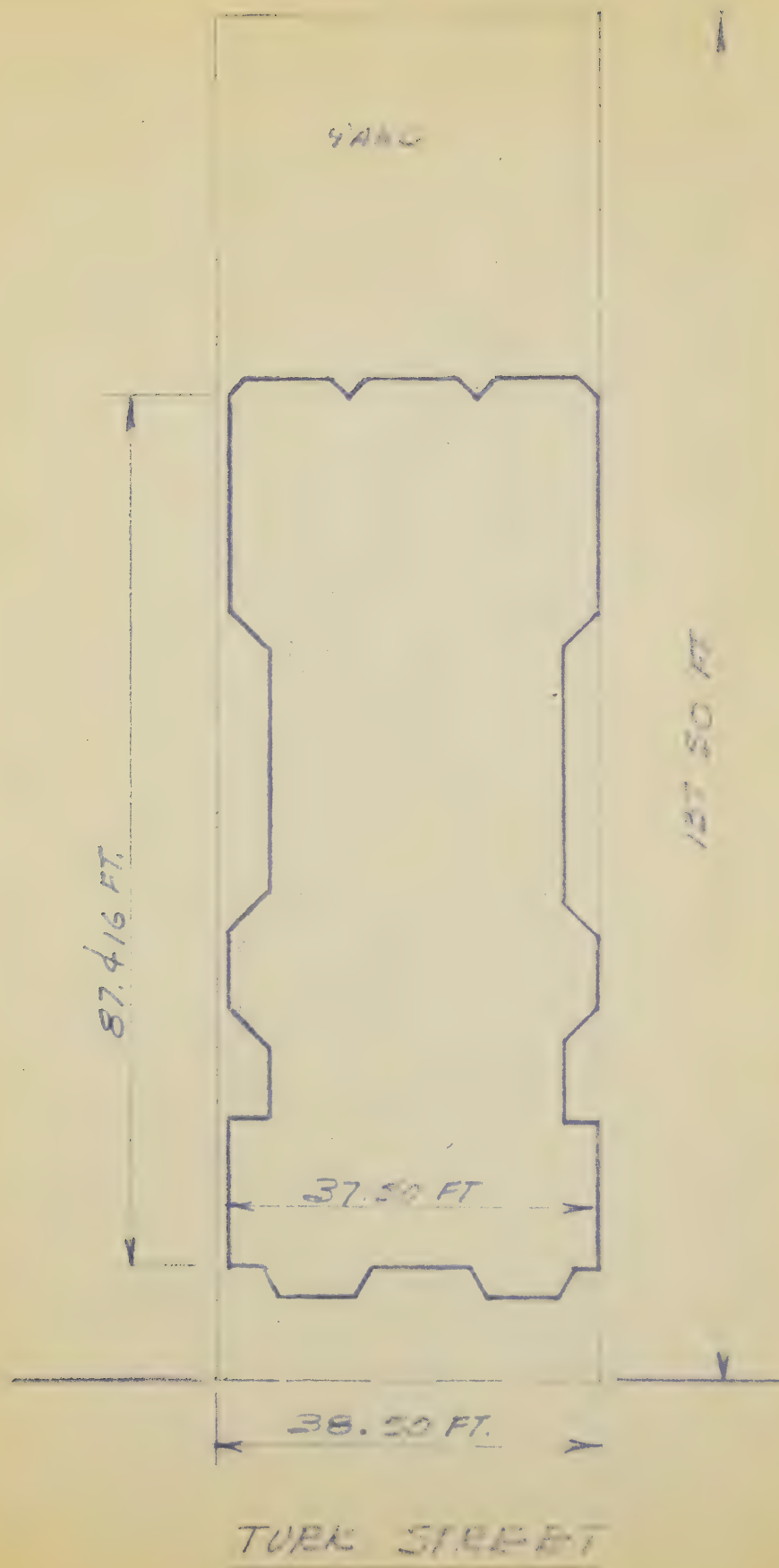
Land	\$24,100
Building	15,900
Equipment	
TOTAL	\$40,000

CORRELATION AND ANALYSIS

Income approach is best indicator.

REFER TO COMPARABLE SALE

425-31 Buchanan - 191-93 Haight St.



BLOCK 11-44-FAIRF-113 17
ASSESSOR 1129-14
20 SCALE - 1"=200 FT.

PARCEL 49/18
ASSESSOR'S BLOCK 1129 LOT 13

OWNER Clavdia A. Bureleff

PROPERTY ADDRESS 1866 Turk St.

LOCATION N/L Turk St. - 110' from E/L Broderick St.

LOT SIZE 27.5 x 137.5

AREA 3781.25 sq. ft.

TOPOGRAPHY Slope with street elevation

ASSESSED VALUATION:

Land \$1,520

Building 1,050

TOTAL \$2,570

TAXES: 1962-63 \$241.32

ZONING R-4

HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 100

MONTHLY
ADJUSTED RENT
\$ 185

Adjusted Annual Income

\$ 2,220

REMARKS

Partial OBO

ANNUAL EXPENSES

\$ 598

Annual Net Income \$ 1,622

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Single Family Conversion	AGE	75
CONSTRUCTION	Wood frame	DATE ACQUIRED	4/27/56
NO. OF STORIES	2 & basement	REMODELED	Yes
FOUNDATION	Brick	TOTAL BUILDING AREA	2,166 sq. ft.
EXTERIOR FINISH	Brick veneer front Rustic sides & rear	INTERIOR FINISH	L & P
ROOF	Asphalt	FLOORS	Oak
BATHS	3 - Lino. 2 leg tub & rec. tub.		
KITCHEN	3 - lino - T & G Wain & Tile Bd.		
WIRING & LIGHTING	Adequate		
HEAT	Circ. gas		
NO. OF ROOMS	9	NO. OF UNITS	3 (1/2, 1/3, 1/4)
GARAGE SPACES	Two cars		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Good to fair
REMARKS	Originally a one family home - now 3 units.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$23,850
Less Observed Depreciation	19,500
Depreciated Value of Improvements	4,350
Plus Land Value <u>27.5</u> front ft. x \$ <u>650</u>	17,900
Indicated Value of Land & Improvements	\$22,250

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>10</u> x \$ <u>2,220</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$22,200

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,400 per room-Land & Bldg. x 9 rms. \$21,600
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

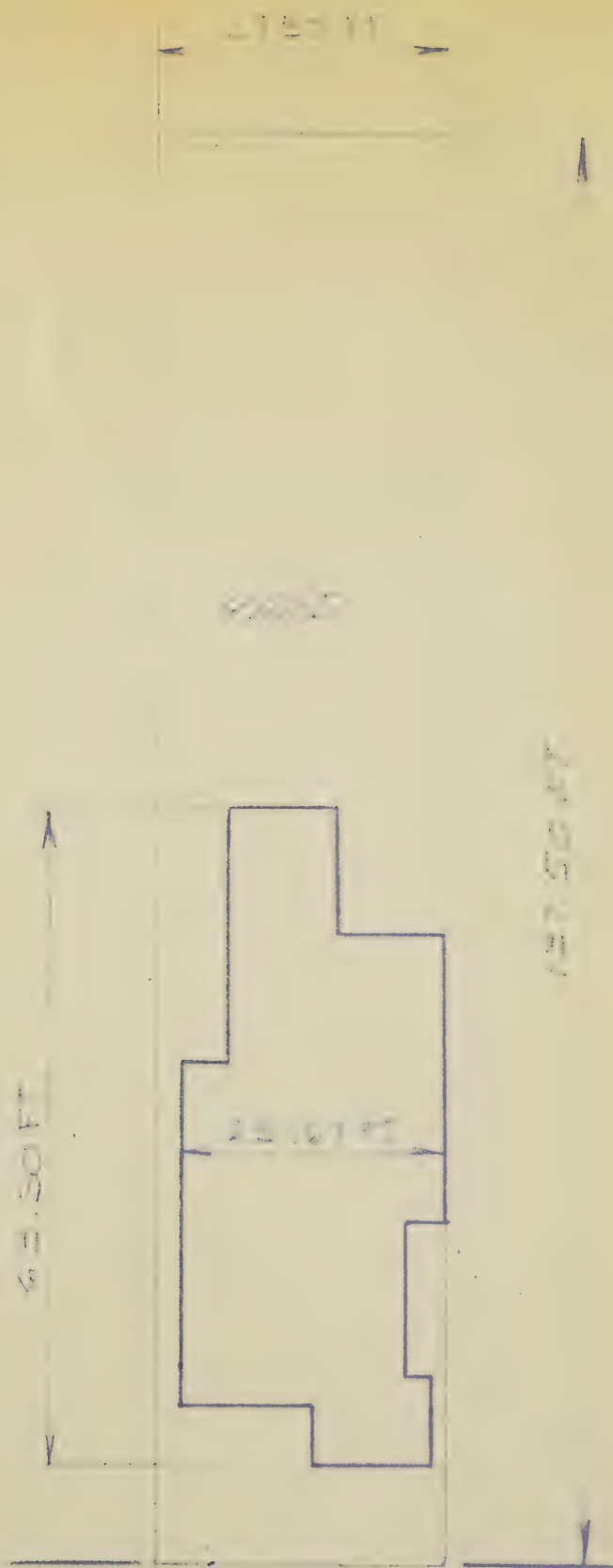
Land	\$17,900
Building	4,600
Equipment	
TOTAL	\$22,500

CORRELATION AND ANALYSIS

Income approach is the best indicator.

REFER TO COMPARABLE SALE

1914 Sutter St. - 2719-21 Pine St.



TURK STREET

BLOCK N^o 47 ~ PARCEL N^o 18
ASSESSOR N^o 1129-13
20 SCALE: 1"=20.00 FT.

PARCEL 49/19
ASSESSOR'S BLOCK 1129 LOT 12A

OWNER Sylvia Pruitt

PROPERTY ADDRESS 1860 Turk St.

LOCATION N/L Turk St. 137'-6" E. of Broderick St.

LOT SIZE 32.5 x 137.5

AREA 4468.75 sq. ft.

TOPOGRAPHY Level off moderate grade

ASSESSED VALUATION:

Land \$ 1,790

Building 13,500

TOTAL \$15,290

TAXES: 1962-63 \$1,435.73

ZONING R-4

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 845

MONTHLY
ADJUSTED RENT
\$ 845

Adjusted Annual Income

\$ 10,140

REMARKS

ANNUAL EXPENSES

\$ 2,324

Annual Net Income \$ 7,816

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Apartments	AGE	35
CONSTRUCTION	Wood frame	DATE ACQUIRED	7-12-62
NO. OF STORIES	3 over full basement	REMODELED	-
FOUNDATION	Concrete	TOTAL BUILDING AREA	7,995 sq. ft.
EXTERIOR FINISH	Brick veneer front Other walls rustic	INTERIOR FINISH	L & P
ROOF	Flat T & G	FLOORS	Hardwood strip
BATHS	12 - Built in tubs, tile floor.		
KITCHEN	12 - Tile drain & splash - Dinette		
WIRING & LIGHTING	Adequate		
HEAT	Steam heat - boiler in basement		
NO. OF ROOMS	24	NO. OF UNITS	12 (12/2)
GARAGE SPACES	Two		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Good
REMARKS	Typical apt. house of era. Large rooms and good dinette space.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$95,940
Less Observed Depreciation	28,782
Depreciated Value of Improvements	67,158
Plus Land Value <u>32.5</u> front ft. x \$ <u>650</u>	21,150
Indicated Value of Land & Improvements	\$88,308

INCOME APPROACH

Applying <u>9</u> % Capitalization Rate to	
Net Annual Income of \$ <u>7,816</u>	
Indicated Value of Land & Improvements	\$87,000
and/or	
Applying Annual Gross Rent Multiplier	
of <u>8.5</u> x \$ <u>10,140</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$86,190

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 3,500 per room-Land & Bldg. x 24 rms. \$84,000
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

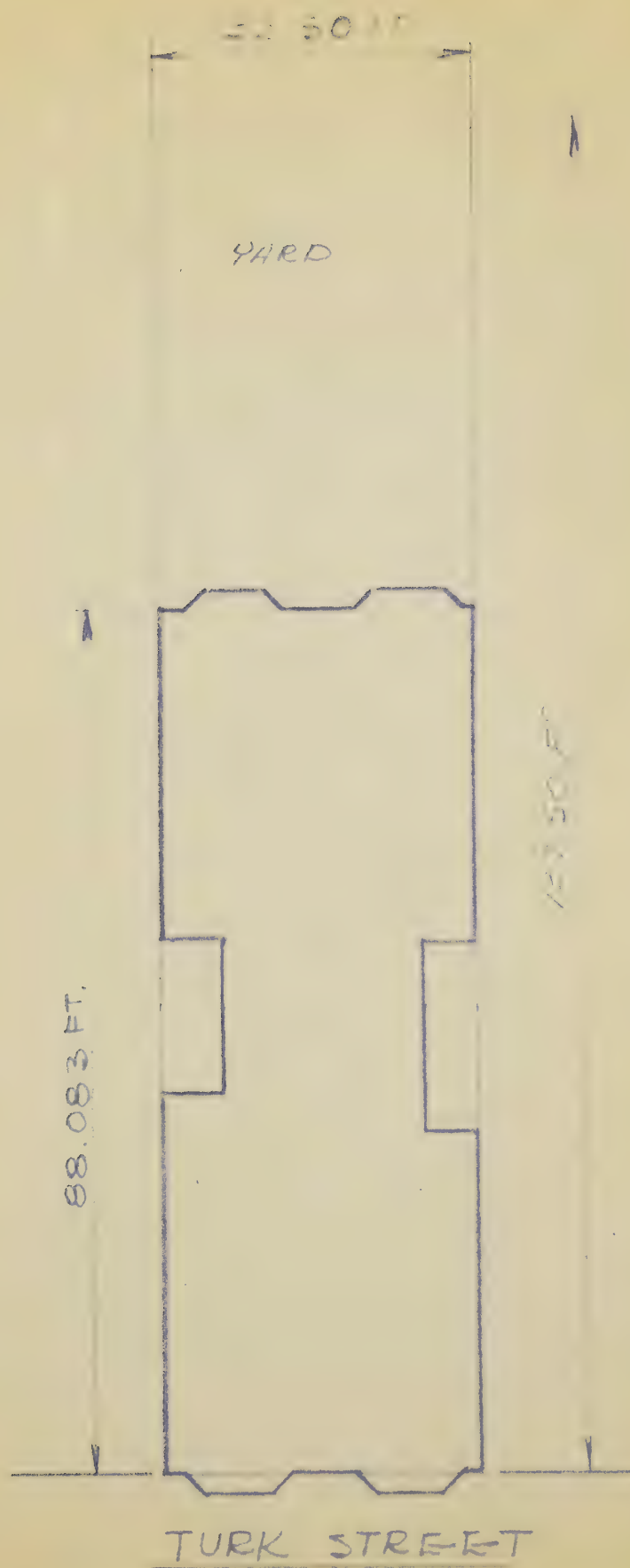
Land	\$21,150
Building	65,850
Equipment	
TOTAL	\$87,000

CORRELATION AND ANALYSIS

Income approach is best.

REFER TO COMPARABLE SALE

956 Pierce St. - 1055 Fell St. - 649 Page St.



BLOCK N° 43 ~ PARCEL N° 19
ASSESSOR N° 1129-12A
20 SCALE 1" = 20.00 FT

PARCEL 49/20
ASSESSOR'S BLOCK 1129 LOT 12

OWNER Roselle H. Calhoun

PROPERTY ADDRESS 1850 Turk St.

LOCATION N/L Turk St. 206'-3" W. of Divisadero St.

LOT SIZE 36.25 x 137.5

AREA 4984.375 sq. ft.

TOPOGRAPHY Slight grade

ASSESSED VALUATION:

Land \$2,000

Building 3,200

TOTAL \$5,200

TAXES: 1962-63 \$488.28

ZONING R-4 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$

\$

Adjusted Annual Income

\$

REMARKS OBO

ANNUAL EXPENSES

\$

Annual Net Income \$ NONE

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Single Family	AGE	NEW
CONSTRUCTION	Wood frame	DATE ACQUIRED	12/21/60
NO. OF STORIES	one	REMODELED	-
FOUNDATION	Concrete	TOTAL BUILDING AREA	1,200 sq. ft.
EXTERIOR FINISH	Stucco & Wood siding	INTERIOR FINISH	Dry wall paint
ROOF	Flat T & G	FLOORS	Hardwood
BATHS	2 - full tile baths - built in tubs with shower		
KITCHEN	1 - tile sink wain. lino. - exhaust fan cabinets		
WIRING & LIGHTING	Good		
HEAT	Central heat & fireplace - 40 gal. water heater.		
NO. OF ROOMS	6	NO. OF UNITS	1 (1/6)
GARAGE SPACES	1 car		
CONDITION OF EXTERIOR	New	CONDITION OF INTERIOR	New
REMARKS	Venetian blinds - sliding closet doors. - 2 sky lights Concrete paved driveway with house wire gates.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$18,500
Less Observed Depreciation	9,250
Depreciated Value of Improvements	9,250
Plus Land Value <u>36.25</u> front ft. x \$ <u>650</u>	23,550
Indicated Value of Land & Improvements	\$32,800

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 5,200 per room-Land & Bldg. x 6 rms. \$31,200
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$23,550
Building	9,050
Equipment	
TOTAL	\$32,600

CORRELATION AND ANALYSIS

The cost approach backed up by the lack of
 a market for small single family dwellings in the higher priced range.

REFER TO COMPARABLE SALE

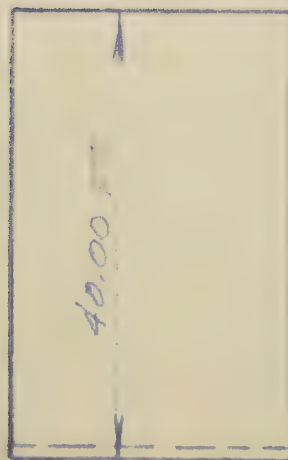
340 Steiner St.



YARD

131.00 FT.

25.00 FT.



TURK STREET

BLOCK N^o 49 ~ PARCEL N^o 20
ASSESSOR N^o 1129-12
20 SCALE: 1" = 20.00 FT

PARCEL 49/21
ASSESSOR'S BLOCK 1129 LOT 11A

OWNER Esther Juanita Larson

PROPERTY ADDRESS 1844 Turk St.

LOCATION N/L Turk St. 176'-3" W. of Divisadero St.

LOT SIZE 30 x 137.5

AREA 4,125 sq. ft.

TOPOGRAPHY Level off moderate grade

ASSESSED VALUATION:

Land \$1,650

Building 800

TOTAL \$2,450

TAXES: 1962-63 \$230.06

ZONING R-4

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$

\$

Adjusted Annual Income

\$

REMARKS

ANNUAL EXPENSES

\$ 278

Annual Net Income \$

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Single Family Residence	AGE	68
CONSTRUCTION	Wood frame	DATE ACQUIRED	-
NO. OF STORIES	2 over full elev. bsm't.	REMODELED	-
FOUNDATION	Brick	TOTAL BUILDING AREA	2,406 sq. ft.
EXTERIOR FINISH	Rustic	INTERIOR FINISH	L & P - Lincruster Wd. Wain.
ROOF	Flat T & G	FLOORS	Pine
BATHS	2 - Old style - Tubs on legs. 2 sep. toilets		
KITCHEN	One - Old style sink - wd. wain.		
WIRING & LIGHTING	Knob & Tube		
HEAT	Circ. Heaters - 2 Fireplaces - Marble mantels		
NO. OF ROOMS	8	NO. OF UNITS	1 (1/8)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Fair - Poor	CONDITION OF INTERIOR	Fair
REMARKS	Value of land has superseded most of remaining value in improvement. Livable residence. Parts in disuse.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$25,340
Less Observed Depreciation	25,340
Depreciated Value of Improvements	- - -
Plus Land Value 30 front ft. x \$ 650	19,500
Indicated Value of Land & Improvements	\$19,500

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,400 per room-Land & Bldg. x 8 rms. \$19,200
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

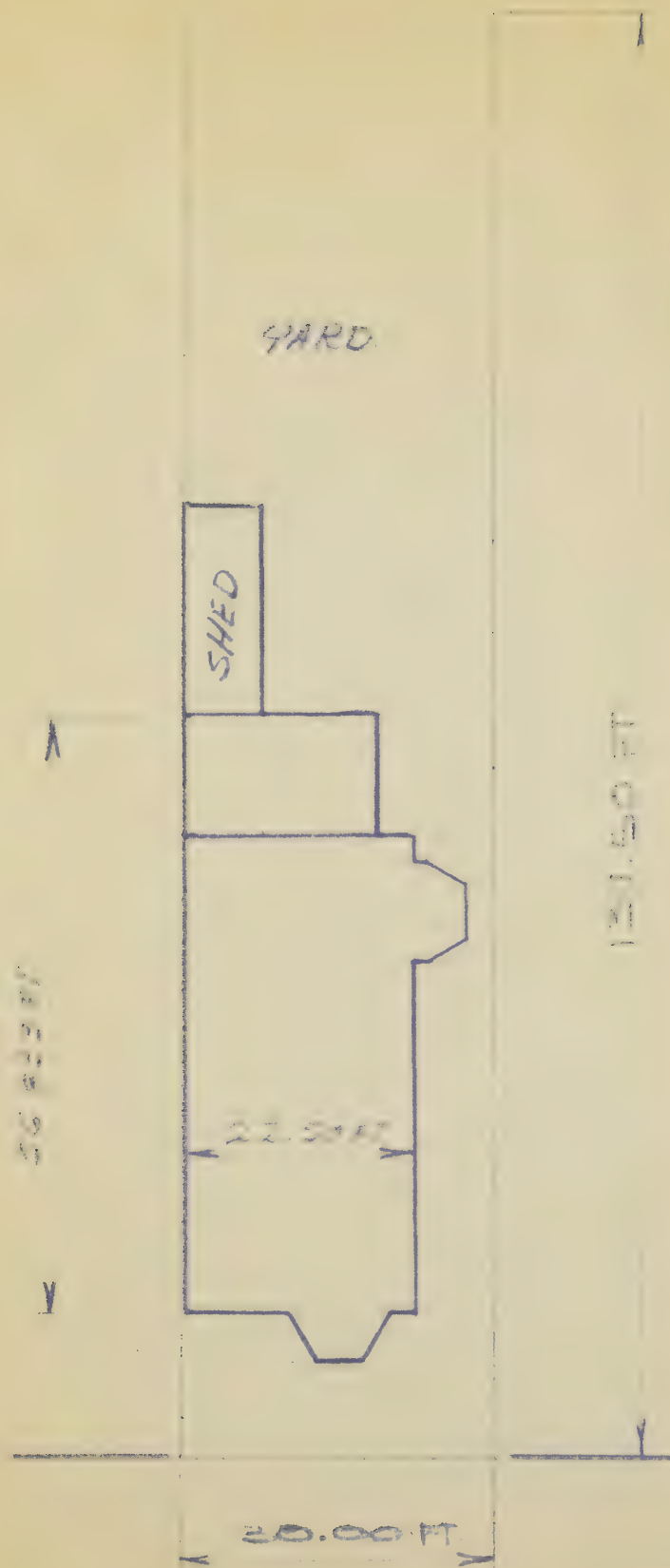
Land	\$19,500
Building	
Equipment	
TOTAL	\$19,500

CORRELATION AND ANALYSIS

Market Data approach is suitable.

REFER TO COMPARABLE SALE

355 Lyon 616 Baker



TURK STREET

BLOCK N^o 49 ~ PARCEL N^o 21
ASSESSOR N^o 1129-11A
20 SCALE: 1" = 20.00 FT

PARCEL 49/22
ASSESSOR'S BLOCK 1129 LOT 11

OWNER William J. Christianson, Frances M. DeRoos, et al.

PROPERTY ADDRESS 1840 Turk St.

LOCATION N/L Turk St. - 137'6" W. of Divisadero St.

LOT SIZE 38.75 x 137.5 AREA 5,328 sq.ft.

TOPOGRAPHY Level lot off moderate grade

ASSESSED VALUATION:

Land \$ 2,140
Building 16,250
TOTAL \$18,390

TAXES: 1962-63 \$1,726.82

ZONING R4 HIGHEST AND BEST USE Present

UNLAWFUL USES -

INCOME

MONTHLY
ACTUAL RENT
\$ 750

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 975

Adjusted Annual Income

\$ 11,700

REMARKS

ANNUAL EXPENSES

\$ 2,839

Annual Net Income \$ 8,861

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Apartment bldg.	AGE	36
CONSTRUCTION	Wood frame	DATE ACQUIRED	1927
NO. OF STORIES	3 over full elev. bsmt	REMODELED	-
FOUNDATION	Concrete	TOTAL BUILDING AREA	8,790 sq.ft.
EXTERIOR FINISH	Suteco front - rustic	INTERIOR FINISH	L & P - wood trim
ROOF	Flat - T & G	FLOORS	Hardwood - oak strip
BATHS	15 - bit-in tubs - hex. tile flr.		
KITCHEN	15 - small kitchen 0 tile drain - dinette adjoins		
WIRING & LIGHTING	Knob & tube - conduit - original		
HEAT	Steam boiler in bsmt		
NO. OF ROOMS	30	NO. OF UNITS	15 (15/2)
GARAGE SPACES	6		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Good
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$131,850
Less Observed Depreciation	52,800
Depreciated Value of Improvements	\$ 79,050
Plus Land Value <u>38.75</u> front ft. x \$ <u>650</u>	25,200
Indicated Value of Land & Improvements	\$104,250

INCOME APPROACH

Applying <u>9</u> % Capitalization Rate to	
Net Annual Income of \$ <u>8,861</u>	
Indicated Value of Land & Improvements	\$ 98,500
and/or	
Applying Annual Gross Rent Multiplier	
of <u>8.5</u> x \$ <u>11,700</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$ 99,450

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 3,400 per room-Land & Bldg. x 30 rms. \$102,000
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

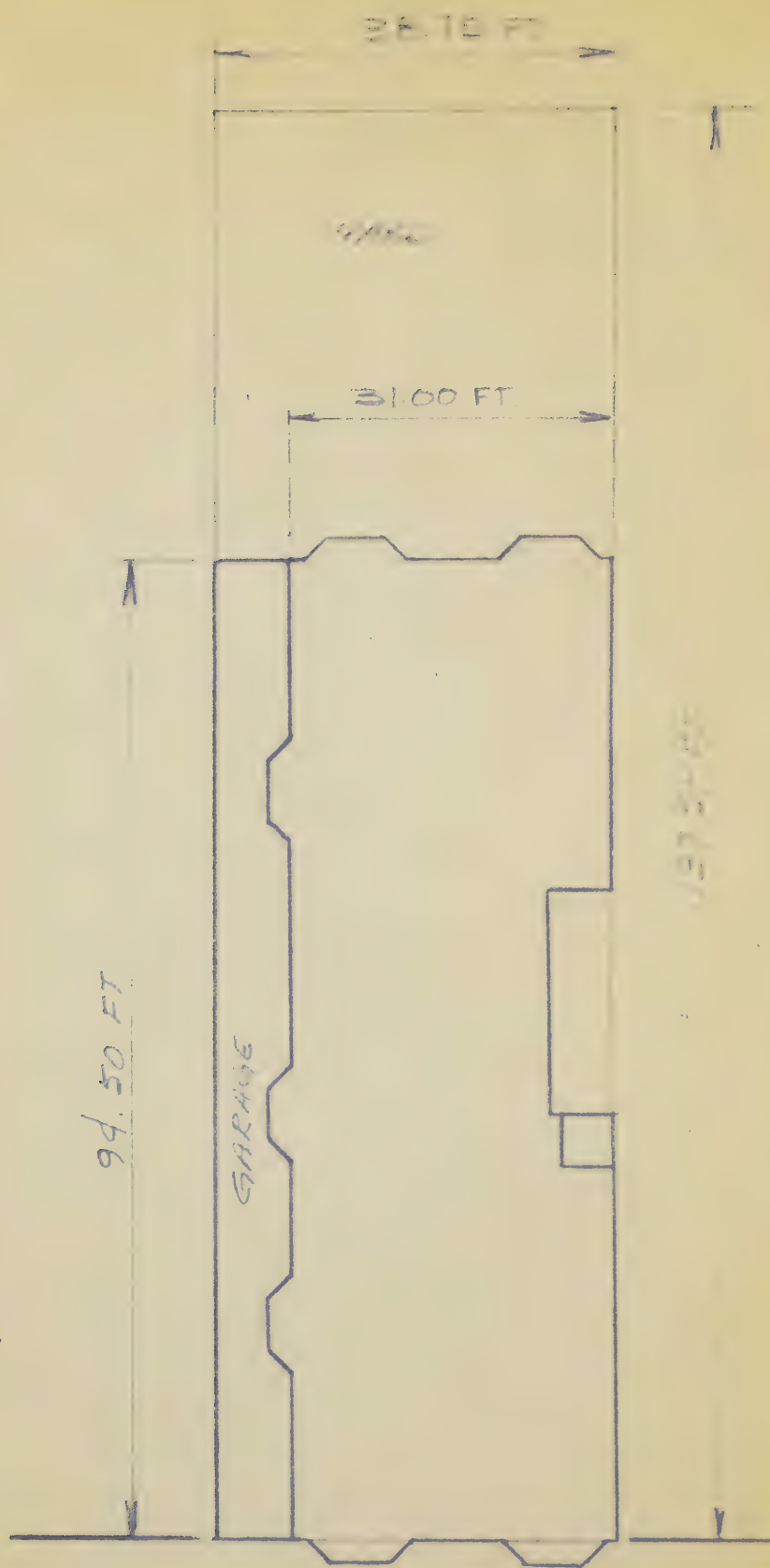
Land	\$ 25,200
Building	76,800
Equipment	
TOTAL	\$102,000

CORRELATION AND ANALYSIS

Market Data Approach best indication of value.

REFER TO COMPARABLE SALE

627 Page - 1329 Pierce.



TURN STREET

BLOCK N° 49 - PARCEL N° 22
ASSESSOR N° 1129-11
20 SCALE: 1" = 2000 FT

PARCEL 49/23
ASSESSOR'S BLOCK 1129 LOT 29

OWNER Lilla Mae Sloan

PROPERTY ADDRESS 1810 Turk St.

LOCATION N/L Turk St. - 112.098' From W/L Divisadero St.
LOT SIZE 25.395 x 77 & .198 x 45.104 AREA 1964.34 sq. ft.
TOPOGRAPHY Slope on street grade

ASSESSED VALUATION:

Land \$1.130
Building 550
TOTAL \$1,680

TAXES: 1962-63 \$157.75

ZONING R-4 HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 080

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 120

Adjusted Annual Income

\$ 1,440

REMARKS OBO

ANNUAL EXPENSES

\$ 202

Annual Net Income \$ 1,238

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Single family	AGE	83
CONSTRUCTION	Wood frame	DATE ACQUIRED	5/20/58
NO. OF STORIES	1 & full basement	REMODELED	New foundation- Shgle Ex.
FOUNDATION	Concrete	TOTAL BUILDING AREA	1050 sq. ft.
EXTERIOR FINISH	J. M. Shingle	INTERIOR FINISH	L & P
ROOF	Asphalt shingle	FLOORS	Oak - Pine
BATHS	1 - Lino. - leg tub T & G Wain.		
KITCHEN	1 lino - T & G Wain		
WIRING & LIGHTING	Inadequate		
HEAT	Central gas furnace		
NO. OF ROOMS	5	NO. OF UNITS	1 (1/5)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Fair
REMARKS	New foundation - Bsm't flr. cemented - some plaster bd. ceiling.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$12,150
Less Observed Depreciation	9,000
Depreciated Value of Improvements	3,150
Plus Land Value 25,395 front ft. x \$ 51669	13,100
Indicated Value of Land & Improvements	\$16,250

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,800 per room-Land & Bldg. x 5 rms. \$14,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

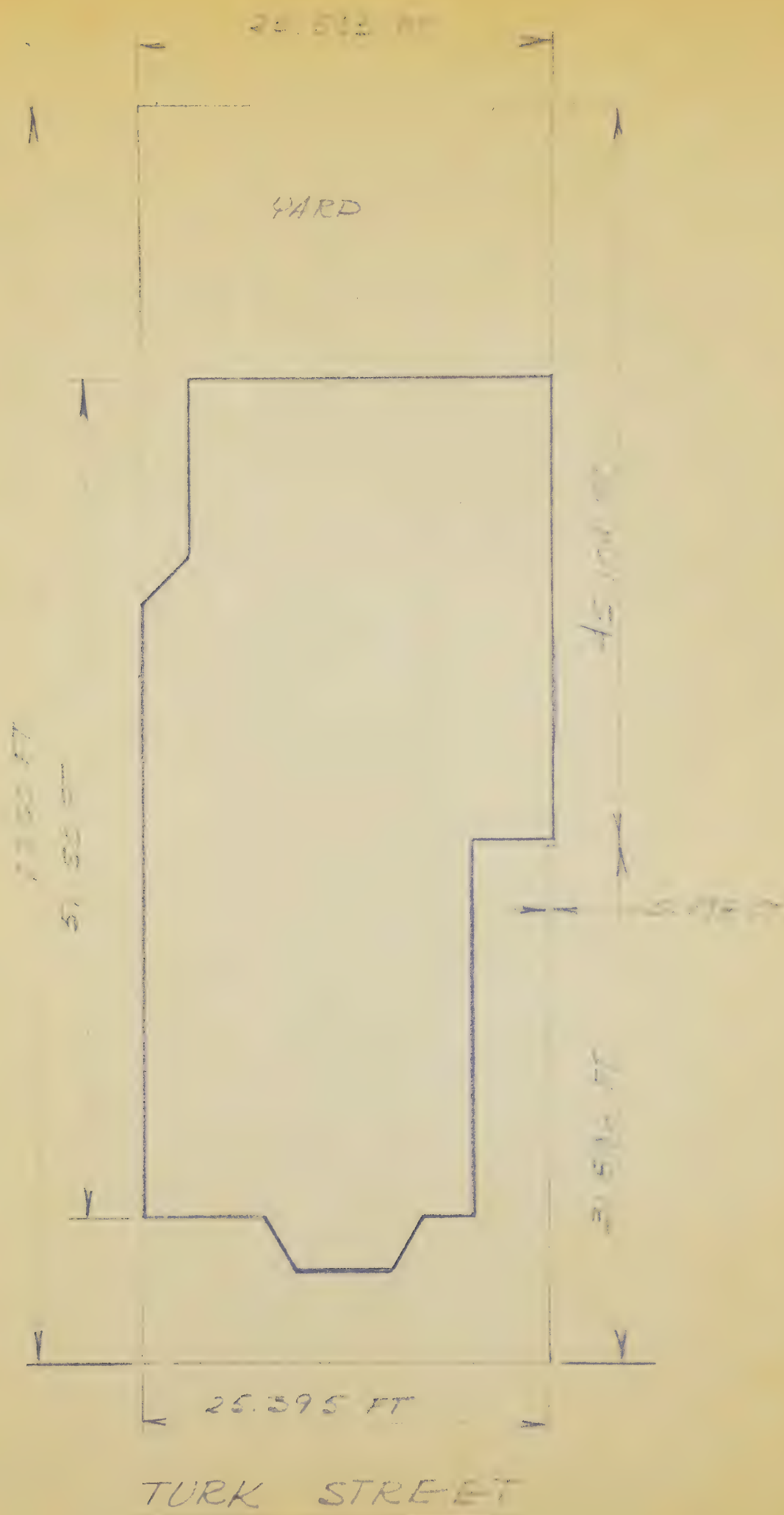
Land	\$13,100
Building	900
Equipment	
TOTAL	\$14,000

CORRELATION AND ANALYSIS

Market data is best indication.

REFER TO COMPARABLE SALE

2210 Pine St. - 2485 Post St.



BLOCK № 49 - PARCEL № 23
AUSSESSURE 137 1127-23
20 SCALE: 1" = 20.00 FT

PARCEL 49/24
ASSESSOR'S BLOCK 1129 LOT 28

OWNER Wanda Willis

PROPERTY ADDRESS 1808 Turk St.

LOCATION N/L Turk St. - 86.91' from W/L Divisadero St.
LOT SIZE 25.188x77 - .198 x 45.104 AREA 1930.5 sq. ft.
TOPOGRAPHY Slope of Street

ASSESSED VALUATION:

Land \$1,115
Building 500
TOTAL \$1,615

TAXES: 1962-63 \$151.65

ZONING R-4 HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 080

MONTHLY
ADJUSTED RENT
\$ 150

Adjusted Annual Income

\$1,800

REMARKS 080

ANNUAL EXPENSES

\$ 201

Annual Net Income \$1,599

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Single family	AGE	83
CONSTRUCTION	Wood frame	DATE ACQUIRED	2/7/57
NO. OF STORIES	1 & bsmt.	REMODELED	Yes - now in process
FOUNDATION	Concrete - new	TOTAL BUILDING AREA	1,315 sq. ft.
EXTERIOR FINISH	Rustic - stucco front	INTERIOR FINISH	L & P
ROOF	Asphalt shingle	FLOORS	Asph. tile & Oak
BATHS	2 - rec. tub & stall shower - 2 toilets		
KITCHEN	1 - lino. T & G wain., porcelain sink		
WIRING & LIGHTING	Adequate		
HEAT	Floor furnace		
NO. OF ROOMS	6	NO. OF UNITS	1 (1/6)
GARAGE SPACES	2		
CONDITION OF EXTERIOR	New stucco	CONDITION OF INTERIOR	Good
REMARKS	Building newly remodeled		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$17,100
Less Observed Depreciation	10,850
Depreciated Value of Improvements	\$ 6,250
Plus Land Value <u>25,188</u> front ft. x \$ <u>516.69</u>	13,000
Indicated Value of Land & Improvements	\$19,250

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 3,250 per room-Land & Bldg. x 6 rms. \$19,500
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

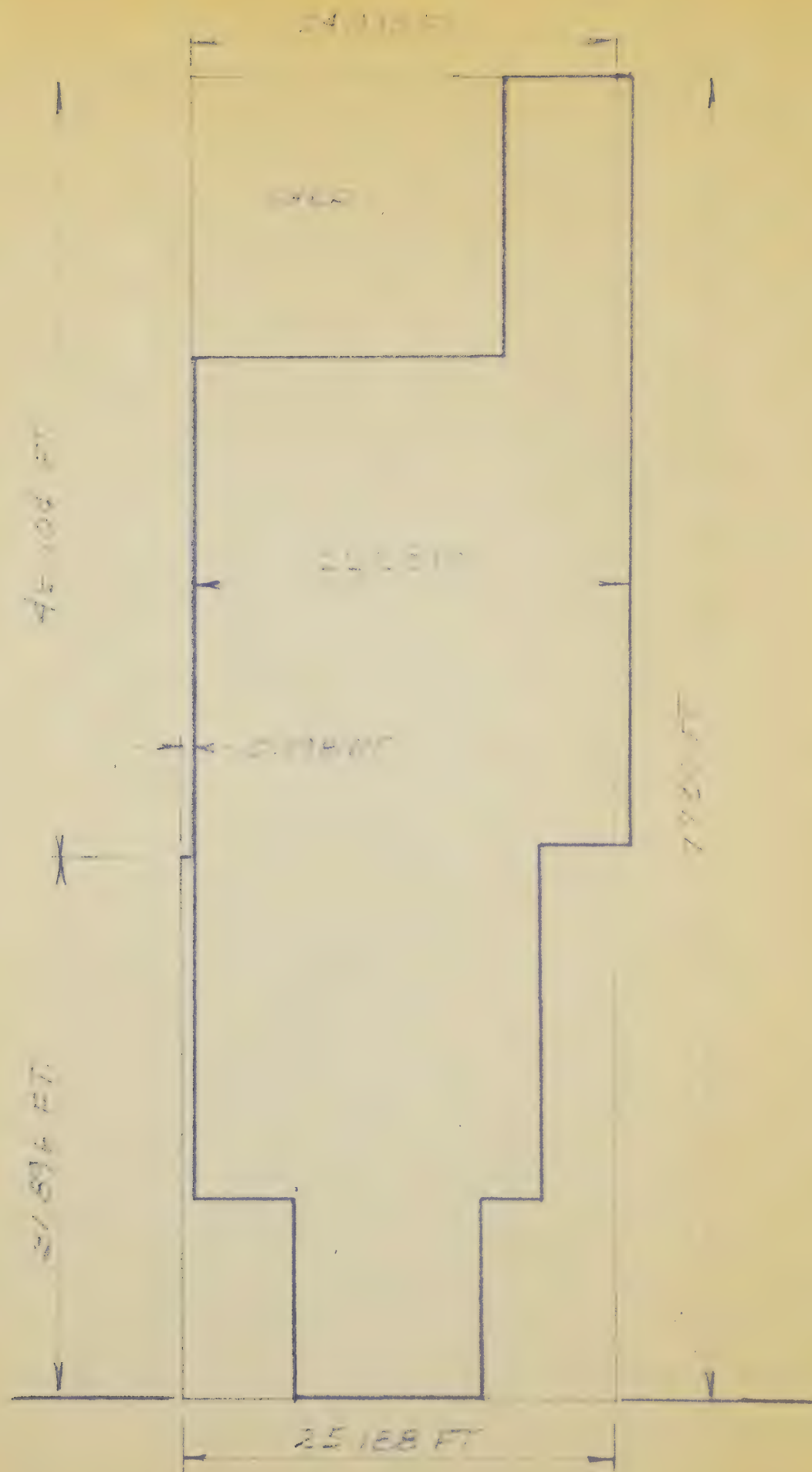
Land	\$13,000
Building	6,500
Equipment	
TOTAL	\$19,500

CORRELATION AND ANALYSIS

Market Data Approach best indicator to market value.

REFER TO COMPARABLE SALE

3 Seymore
 51 Pierce



TURK STREET

BLOCK 41 - PARCEL NO 24
 ASSF-2-100, NO 11204-2B
 10 SCALE 1" = 10.00 FT

PARCEL 49/25
ASSESSOR'S BLOCK 1129 LOT 9

OWNER James D. Williams & Alice E. Williams

PROPERTY ADDRESS 1101 Divisadero St.

LOCATION W/L Divisadero St. & N/L Turk St.

LOT SIZE 27 x 86.91

AREA 2346.57 sq. ft.

TOPOGRAPHY Lot slope up westerly

ASSESSED VALUATION:

Land \$2,270

Building 3,650

TOTAL \$5,920

TAXES: 1962-63 \$555.89

ZONING C-2

HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 545

MONTHLY
ADJUSTED RENT
\$ 545

Adjusted Annual Income

\$ 6,540

REMARKS

ANNUAL EXPENSES

Annual Net Income \$ 5,097

\$ 1,443

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Apartments over laundry	AGE	60
CONSTRUCTION	Wood frame	DATE ACQUIRED	1946
NO. OF STORIES	3	REMODELED	Fire escapes added.
FOUNDATION	Concrete	TOTAL BUILDING AREA	8,680 sq. ft.
EXTERIOR FINISH	Wood with J.M. Asbestos shingles	INTERIOR FINISH	L & P
ROOF	T & G	FLOORS	Pine
BATHS	9 - lino. - asphalt tile		
KITCHEN	9 - original - in general have been well cared for.		
WIRING & LIGHTING	Adequate		
HEAT	9 space heaters		
NO. OF ROOMS	27 and store	NO. OF UNITS	9 (9/3 and store)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Well maintained

REMARKS
Owner lives in Apt. 3 and building is well cared for.
Some exterior painting needed on trim.

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$104,160
Less Observed Depreciation	54,750
Depreciated Value of Improvements	49,410
Plus Land Value <u>27</u> front ft. x \$ <u>712.55</u>	19,250
Indicated Value of Land & Improvements	\$ 68,660

INCOME APPROACH

Applying <u> </u> % Capitalization Rate to	
Net Annual Income of \$ <u> </u>	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>8.75</u> x \$ <u>2,510</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$57,225

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 2,000 per room-Land & Bldg. x 29 rms. \$58,000
or on basis of \$ 2,000 per sq.ft. Land & Bldg. x 29 sq.ft.

ESTIMATED MARKET VALUE

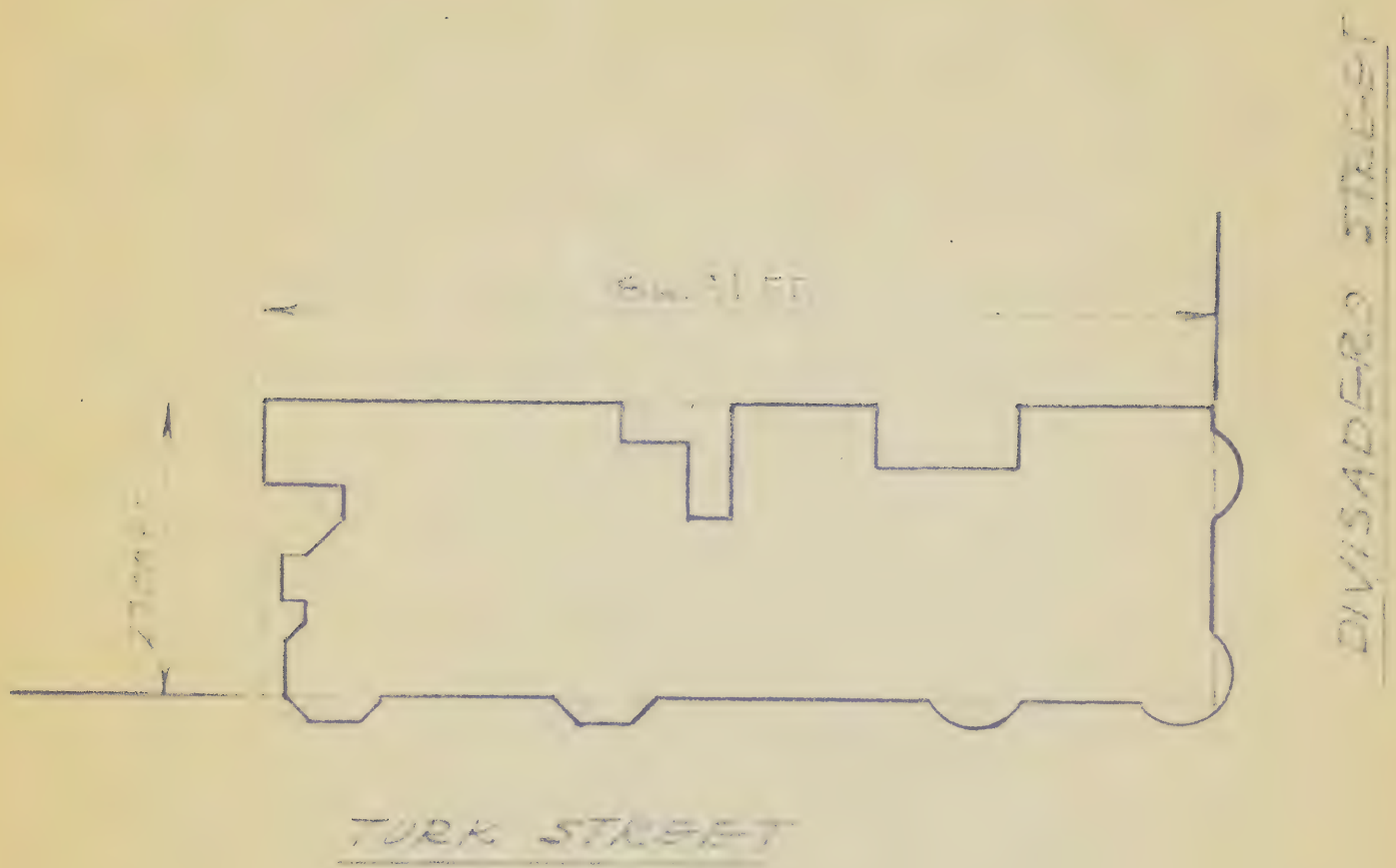
Land	\$ 19,250
Building	37,750
Equipment	
TOTAL	\$ 57,000

CORRELATION AND ANALYSIS

Income & Market Data approaches are best indication.

REFER TO COMPARABLE SALE

1011A Golden Gate.



BLOCK N° 47 ~ PARCEL N° 25
ASSESSOR N° 1129-9
20 SCALE: 1" = 20.00 FT.

PARCEL 49/26
ASSESSOR'S BLOCK 1129 LOT 8

OWNER Arthur Washington & Olevia Washington

PROPERTY ADDRESS 1107-11 Divisadero St.

LOCATION W/L Divisadero St. 27' N. of Turk St.
LOT SIZE 25 x 86.91 AREA 2172.75 sq. ft.
TOPOGRAPHY Flat with rise towards rear of lot

ASSESSED VALUATION:

Land \$1,300
Building 2,750
TOTAL \$4,050

TAXES: 1962-63 \$380.30

ZONING C-2 HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 225	
Adjusted Monthly Income		\$ 255
Adjusted Annual Income		\$ 3,060

REMARKS

ANNUAL EXPENSES

	\$ 480
Annual Net Income	\$ 2,580

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Flats	AGE	68
CONSTRUCTION	Wood frame	DATE ACQUIRED	-
NO. OF STORIES	3 - Full basement & garage	REMODELED	-
FOUNDATION	Masonry & concrete	TOTAL BUILDING AREA	4,960 sq. ft. & basement & garage
EXTERIOR FINISH	Asbestos shingles	INTERIOR FINISH	L & P
ROOF	Gable - Composition	FLOORS	Fir
BATHS	3 - Lino floors - original		
KITCHEN	3 - original - lino floor		
WIRING & LIGHTING	Original - no wall outlets - overloaded		
HEAT	6 space heaters - 3 gas water heaters		
NO. OF ROOMS	20	NO. OF UNITS	3 (1/6, 2/7)
GARAGE SPACES	2 (tandem)		
CONDITION OF EXTERIOR	Fair	CONDITION OF INTERIOR	Fair - clean
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$59,520
Less Observed Depreciation	44,640
Depreciated Value of Improvements	14,880
Plus Land Value 25 front ft. x \$ 570.38	14,250
Indicated Value of Land & Improvements	\$29,130

INCOME APPROACH

Applying % Capitalization Rate to	
Net Annual Income of \$	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 8.5 x \$ 3,060 Annual Gross Income	
Indicated Value of Land & Improvements	\$26,010

MARKET DATA APPROACH

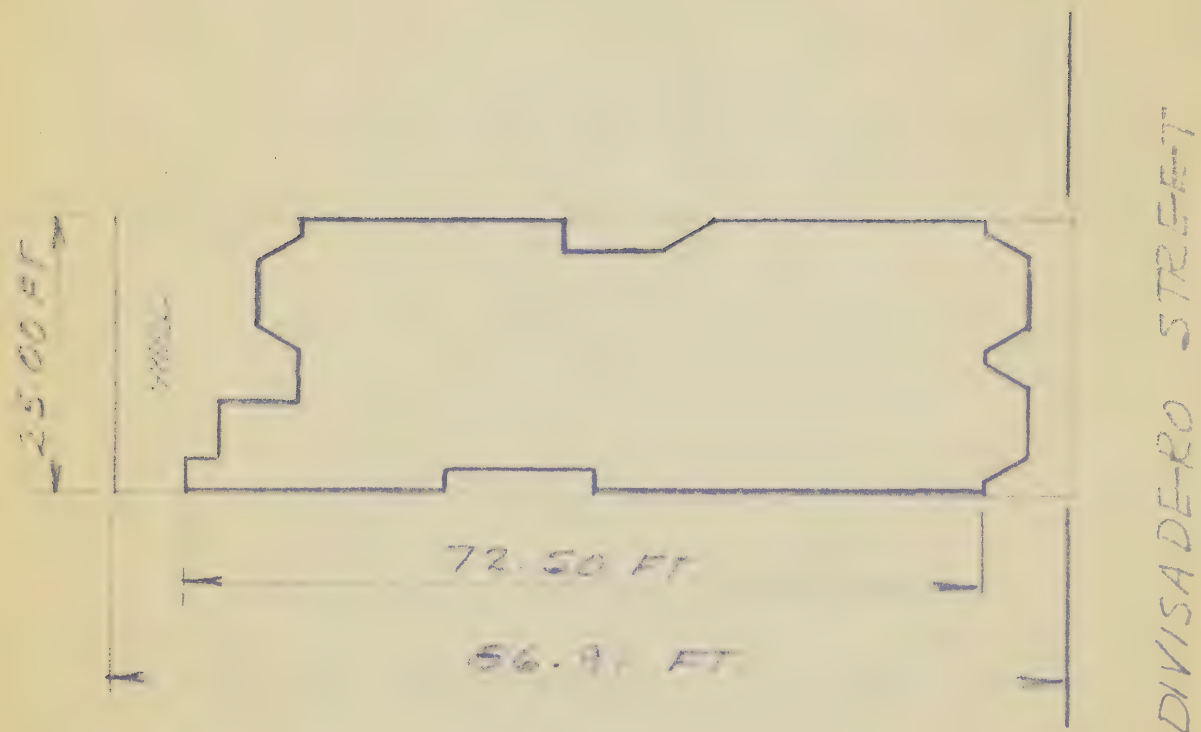
This type of Property has been selling on the
 basis of \$ 1,300 per room-Land & Bldg. x 20 rms. \$26,000
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$14,250
Building	12,250
Equipment	
TOTAL	\$26,500

CORRELATION AND ANALYSIS Property would sell on basis of income
 produced. Therefore, income approach given the greatest consideration.

REFER TO COMPARABLE SALE 2128 Post - 1625-29 Lyon - 2560-4 Pine



BLOCK NO 47 - PARCEL NO 26
ASSESSOR NO 1124 - E
2004 APR 17 2:00 PM

PARCEL 49/27
ASSESSOR'S BLOCK 1129 LOT 7

OWNER Ned Henderson & Beatrice Henderson

PROPERTY ADDRESS 1115 - 19 Divisadero St.

LOCATION W/L Divisadero St. 52' N. of Turk St.
LOT SIZE 25 x 86.91 AREA 2172.75 sq. ft.
TOPOGRAPHY Flat with slight rise westerly

ASSESSED VALUATION:

Land \$1,300
Building 2,750
TOTAL \$4,050

TAXES: 1962-63 \$380.30

ZONING C-2 HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 179	
Adjusted Monthly Income		\$ 280
Adjusted Annual Income		\$ 3,360

REMARKS

ANNUAL EXPENSES

	\$ 556
Annual Net Income	\$ 2,804

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Flats	AGE	58
CONSTRUCTION	Wood frame	DATE ACQUIRED	1/24/57
NO. OF STORIES	3 & basement garage	REMODELED	-
FOUNDATION	Masonry - concrete	TOTAL BUILDING AREA	4,536 sq. ft.
EXTERIOR FINISH	Asphalt shingles	INTERIOR FINISH	L & P
ROOF	Gable - Composition shingle	FLOORS	Pine
BATHS	3 - Original - lino. floor - Toilet separate		
KITCHEN	3 - Sink cases new lino. floor - fair		
WIRING & LIGHTING	original		
HEAT	6 - heaters 3 water heaters		
NO. OF ROOMS	18	NO. OF UNITS	3 (3/6)
GARAGE SPACES	One		
CONDITION OF EXTERIOR	Fair clean	CONDITION OF INTERIOR	Fair to good
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$53,432
Less Observed Depreciation	40,074
Depreciated Value of Improvements	13,358
Plus Land Value <u>25</u> front ft. x \$ <u>570.38</u>	14,250
Indicated Value of Land & Improvements	\$27,608

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>8.5</u> x \$ <u>3,360</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$28,560

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,500 per room-Land & Bldg. x 18 rms. \$27,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

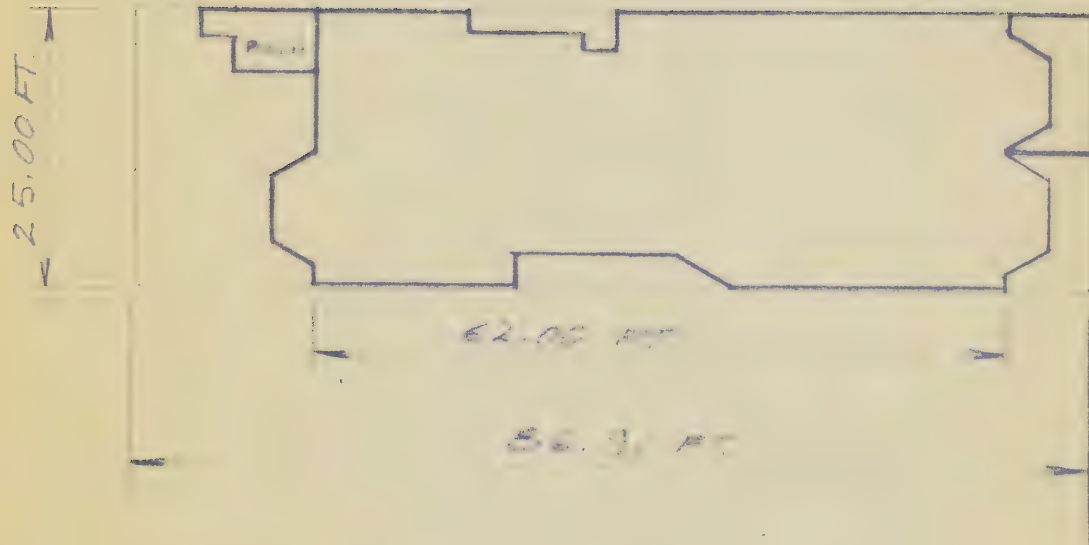
Land	\$14,250
Building	14,250
Equipment	
TOTAL	\$28,500

CORRELATION AND ANALYSIS

Income approach has been given the greatest weight.

REFER TO COMPARABLE SALE

2560-4 Pine - 1625-29 Lyon



BLOCK N^o 47 - PARCEL N^o 27
 ASSESSOR N^o 1129-7
 20 SCALE 1" = 100 FT

PARCEL 49/28
ASSESSOR'S BLOCK 1129 LOT 6

OWNER Richard W. Nicholson, Jr.

PROPERTY ADDRESS Vacant

LOCATION W/L Divisadero St. 77' N. of Turk St.
LOT SIZE 60.5 x 137.5 & 10 x 127.0 AREA \$9588.75 sq. ft.

TOPOGRAPHY Lot rises at rear

ASSESSED VALUATION:

Land \$4,350

Building

TAXES: 1962-63 \$408.46

TOTAL \$4,350

ZONING C-2 HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$

\$

Adjusted Annual Income

\$

REMARKS Vacant lot

ANNUAL EXPENSES

\$

Annual Net Income \$ NONE

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Vacant land	AGE
CONSTRUCTION		DATE ACQUIRED
NO. OF STORIES		REMODELED
FOUNDATION		TOTAL BUILDING AREA
EXTERIOR FINISH		INTERIOR FINISH
ROOF		FLOORS
BATHS		
KITCHEN		
WIRING & LIGHTING		
HEAT		
NO. OF ROOMS		NO. OF UNITS
GARAGE SPACES		
CONDITION OF EXTERIOR		CONDITION OF INTERIOR
REMARKS		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today

Less Observed Depreciation

Depreciated Value of Improvements

Plus Land Value 60.5 x 10 front ft. x \$ 680 = 664.16 \$47,800

Indicated Value of Land & Improvements

INCOME APPROACH

Applying % Capitalization Rate to

Net Annual Income of \$

Indicated Value of Land & Improvements

and/or

Applying Annual Gross Rent Multiplier

of x \$ Annual Gross Income

Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the

basis of \$ per room-Land & Bldg. x rms.

or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$47,800
Building	
Equipment	
TOTAL	\$47,800

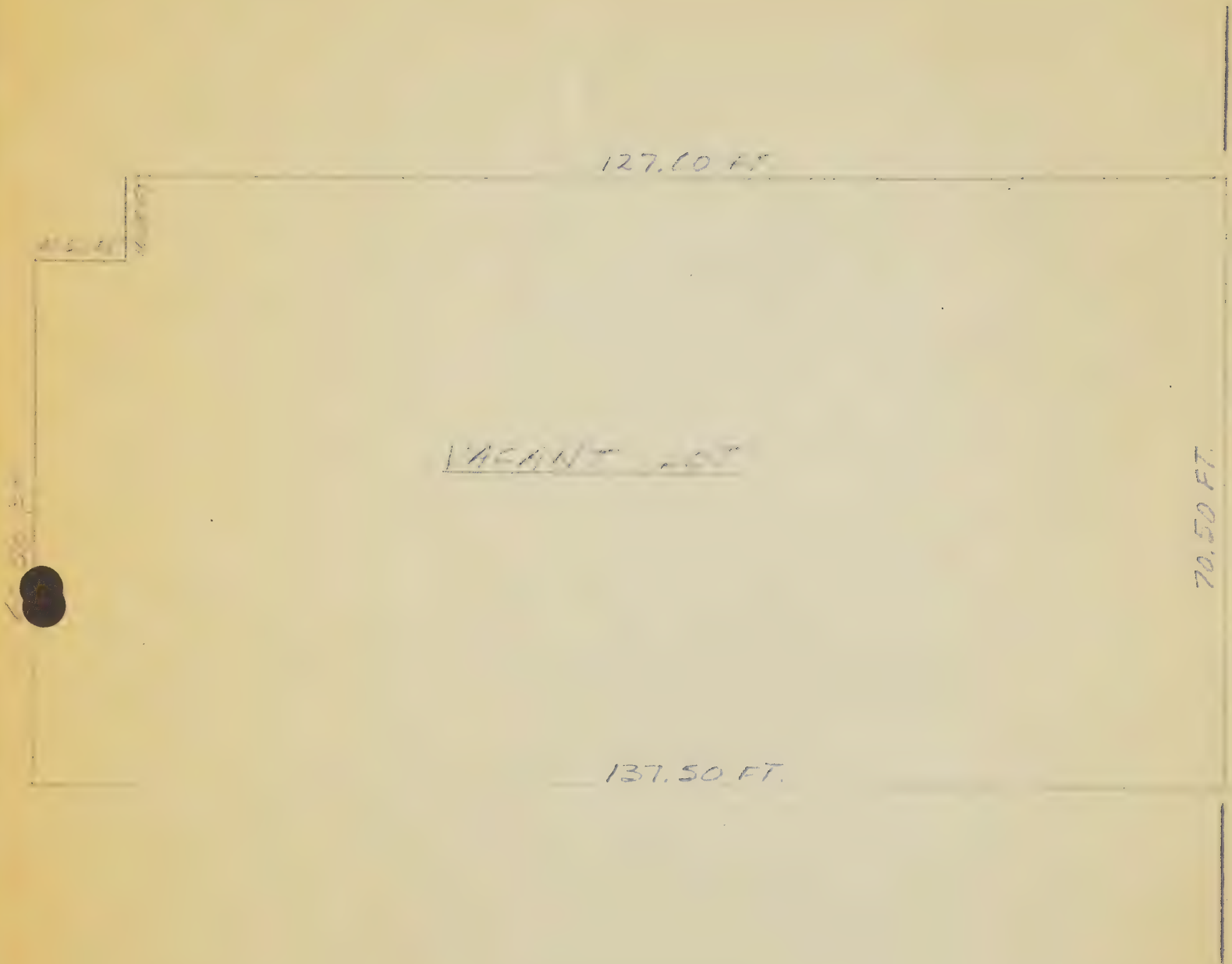
CORRELATION AND ANALYSIS

Vacant lot - Land sales

Market data best indication.

REFER TO COMPARABLE SALE

Reference - Land sales book - K-1, - P-3, P-1



BLOCK N° 49 - PARCEL N° 25
ASSESSOR N° 1124-6
20 S. ALBANY ST. 20.00 FT.

PARCEL 49/29
ASSESSOR'S BLOCK 1129 LOT 5

OWNER Rose M. Coleman

PROPERTY ADDRESS 1137-41 Divisadero St.

LOCATION W/L Divisadero St. 102' - 6" S. of Eddy St.

LOT SIZE 25 x 125

AREA 3,125 sq. ft.

TOPOGRAPHY Slight up slope at rear

ASSESSED VALUATION:

Land \$1,500

Building 2,600

TOTAL \$4,100

TAXES: 1962-63 \$384.99

ZONING C-2 HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 330

\$ 300

Adjusted Annual Income

\$ 3,600

REMARKS

ANNUAL EXPENSES

\$ 760

Annual Net Income \$ 2,840

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	3 Flat Building	AGE	60
CONSTRUCTION	Wood frame	DATE ACQUIRED	8/9/63
NO. OF STORIES	3	REMODELED	-
FOUNDATION	Concrete - evidence of brick	TOTAL BUILDING AREA	4,500 sq. ft.
EXTERIOR FINISH	Asbestos shingles over wood - terrazzo stairs	INTERIOR FINISH	L & P
ROOF	Asphalt shingles T & G	FLOORS	Pine
BATHS	3 - separate toilet from bath		
KITCHEN	3 - one pullman sink		
WIRING & LIGHTING	Kitchen area overloaded		
HEAT	Circ. gas heaters		
NO. OF ROOMS	20	NO. OF UNITS	3 (2/7, 1/6)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Fair	CONDITION OF INTERIOR	Good to fair
REMARKS	Basement has unit in it while it has been condemned by health dept.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$58,500
Less Observed Depreciation	41,775
Depreciated Value of Improvements	16,725
Plus Land Value 25 front ft. x \$ 659.74	16,500
Indicated Value of Land & Improvements	\$33,225

INCOME APPROACH

Applying % Capitalization Rate to	
Net Annual Income of \$	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of 9 x \$ 3,600 Annual Gross Income	
Indicated Value of Land & Improvements	\$32,400

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 1,600 per room-Land & Bldg. x 20 rms. \$32,000
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land	\$16,500
Building	16,500
Equipment	
TOTAL	\$33,000

CORRELATION AND ANALYSIS

Market data felt most reliable.

REFER TO COMPARABLE SALE

1916 McAllister - 677-81 Fell - 817-21 Oak
1260 Grove.

THE UNIVERSITY OF CHICAGO
LIBRARY

THE UNIVERSITY OF CHICAGO
LIBRARY
1215 EAST 58TH STREET
CHICAGO, ILL. 60637
TEL. 773-936-5000
FAX 773-936-5001
WWW.CHICAGO.EDU
WWW.CHICAGO.LIBRARY.EDU

PARCEL 49/30
ASSESSOR'S BLOCK 1129 LOT 4

OWNER Eugene Eagle

PROPERTY ADDRESS 1143-45 Divisadero St.

LOCATION W/L Divisadero St. 75' S. of Eddy St.
LOT SIZE 27.5 x 100 AREA 2,750 sq. ft.
TOPOGRAPHY Up grades toward rear of lot

ASSESSED VALUATION:

Land \$1,510
Building 3,350
TOTAL \$4,860

TAXES: 1962-63 \$456.35

ZONING C-2 HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

	<u>MONTHLY ACTUAL RENT</u>	<u>MONTHLY ADJUSTED RENT</u>
Actual Monthly Income	\$ 398	
Adjusted Monthly Income		\$ 398
Adjusted Annual Income		\$ 4,776

REMARKS

ANNUAL EXPENSES

	\$ 706
Annual Net Income	\$ 4,070

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE	Apartments	AGE	63
CONSTRUCTION	Wood frame	DATE ACQUIRED	1963
NO. OF STORIES	2 plus garrett	REMODELED	in process
FOUNDATION	Brick & concrete	TOTAL BUILDING AREA	5,175
EXTERIOR FINISH	Stucco brick front rustic remainder.	INTERIOR FINISH	L & P
ROOF	Gable - T & G	FLOORS	Hardwood
BATHS	5 - Some remodeling - fair to good		
KITCHEN	5 - one new sink - others to be replaced.		
WIRING & LIGHTING	In fair condition		
HEAT	5 Space heaters - 5 30 gal. water heaters.		
NO. OF ROOMS	16	NO. OF UNITS	5 (4/3, 1/4)
GARAGE SPACES	One tandem - concrete floor		
CONDITION OF EXTERIOR	good	CONDITION OF INTERIOR	Some painting needed
REMARKS	Owner is renovating. - new copper pipes in rear.		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$62,100
Less Observed Depreciation	37,260
Depreciated Value of Improvements	24,840
Plus Land Value <u>27.5</u> front ft. x \$ <u>604.99</u>	16,650
Indicated Value of Land & Improvements	\$41,490

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>9</u> x \$ <u>4.776</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$42,984

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 2,500 per room-Land & Bldg. x 16 rms. \$40,000
or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

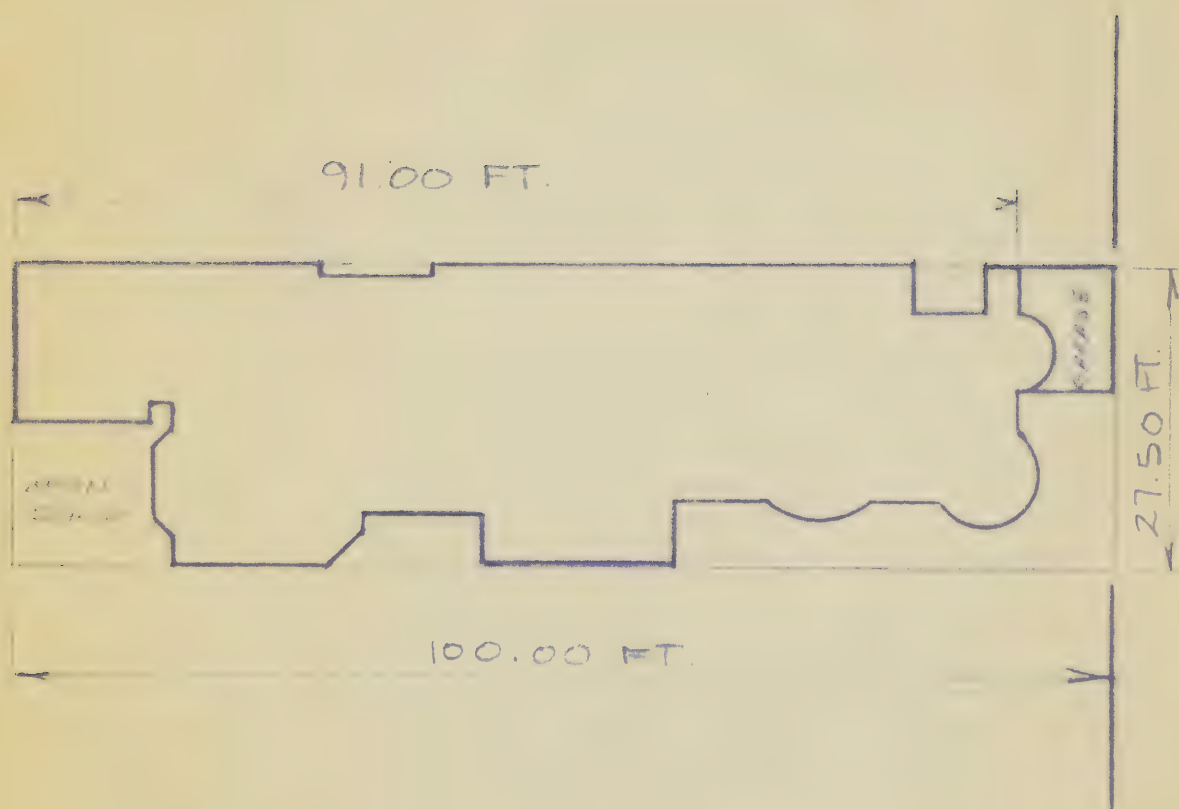
ESTIMATED MARKET VALUE

Land	\$16,650
Building	24,850
Equipment	
TOTAL	\$41,500

CORRELATION AND ANALYSIS

Since being purchased, new owner has spent money on property and has raised rents. It is felt the income approach most accurately describes this property.

REFER TO COMPARABLE SALE 1143-5 Divisadero St. - 607-9 Masonic



BLOQUE 11241 - PARCELA Nº 30
 A 266-50-RE 1129-4
 20.50m x 10.00m

PARCEL 49/31
ASSESSOR'S BLOCK 1129 LOT 3

OWNER Edward F. O'Day & Elizabeth O'Day

PROPERTY ADDRESS 1149-53 Divisadero St.

LOCATION W/L Divisadero St. 50' S. of Eddy St.

LOT SIZE 25 x 100

AREA 2,500 sq. ft.

TOPOGRAPHY Slight slope to the North & East

ASSESSED VALUATION:

Land \$1,380

Building 2,750

TOTAL \$4,130

TAXES: 1962-63 \$387.81

ZONING C-2

HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 340

\$ 340

Adjusted Annual Income

\$ 4,080

REMARKS

ANNUAL EXPENSES

\$ 614

Annual Net Income \$ 3,466

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Flats	AGE	68
CONSTRUCTION	Wood frame	DATE ACQUIRED	10/5/59
NO. OF STORIES	3 & ½ basement	REMODELED	-
FOUNDATION	Masonry & concrete	TOTAL BUILDING AREA	4,140 sq. ft. & basement
EXTERIOR FINISH	RW Rustic	INTERIOR FINISH	L & P
ROOF	Flat T & G	FLOORS	½ Hardwood - ½ Pine
BATHS	6 - Original - composition floors		
KITCHEN	3 - lino. original		
WIRING & LIGHTING	New in 1959 by present owner - adequat - legal		
HEAT	6 space heaters - 3 gas water heaters.		
NO. OF ROOMS	18	NO. OF UNITS	3 (3/6)
GARAGE SPACES	-		
CONDITION OF EXTERIOR	Good	CONDITION OF INTERIOR	Good
REMARKS			

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	\$51,750
Less Observed Depreciation	31,637
Depreciated Value of Improvements	20,113
Plus Land Value <u>25</u> front ft. x \$ <u>605.</u>	15,150
Indicated Value of Land & Improvements	\$35,263

INCOME APPROACH

Applying _____ % Capitalization Rate to	
Net Annual Income of \$ _____	
Indicated Value of Land & Improvements	
and/or	
Applying Annual Gross Rent Multiplier	
of <u>8.6</u> x \$ <u>4,380</u> Annual Gross Income	
Indicated Value of Land & Improvements	\$35,088

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,950 per room-Land & Bldg. x 18 rms. \$35,100
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

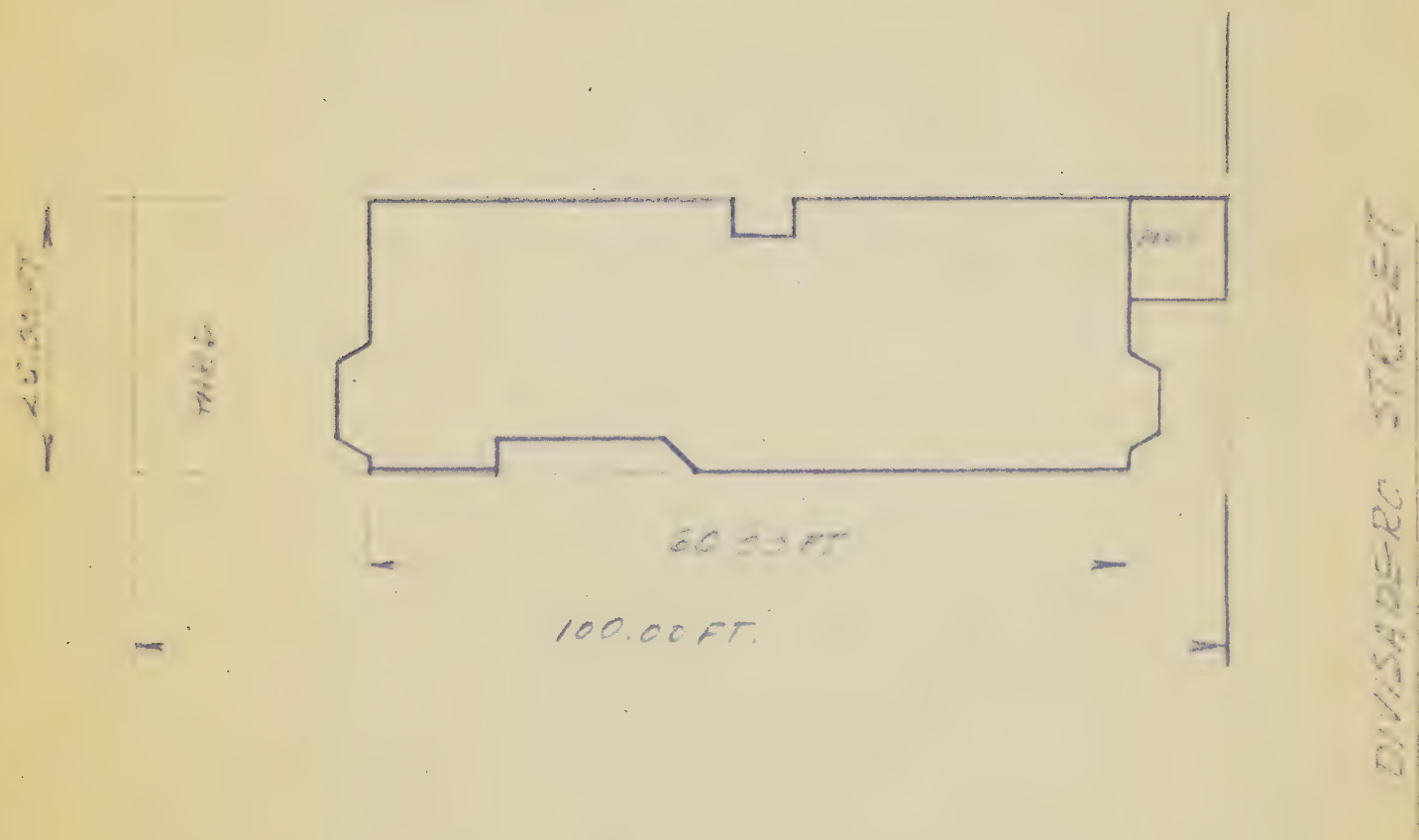
Land	\$15,150
Building	19,950
Equipment	
TOTAL	\$35,100

CORRELATION AND ANALYSIS

Property would sell on basis of its
 income producing ability. Therefore this approach has been given the
 greatest consideration.

REFER TO COMPARABLE SALE

241-43 Divisadero - 630 Lyon - 817-21 Oak
 451-55 Spruce



BLOCK N^o 49 ~ PARCEL N^o 21
 ASSESSOR N^o 1129-3
 20 S.A.C. 1" = 20.00 FT

PARCEL 49/32
ASSESSOR'S BLOCK 1129 LOT 2

OWNER Arnold Bray

PROPERTY ADDRESS 1155-57 Divisadero St.

LOCATION W/L Divisadero St. 25' S. of Eddy St.

LOT SIZE 25 x 100

AREA 2,500 sq. ft.

TOPOGRAPHY Slight up slope to rear

ASSESSED VALUATION:

Land \$1,380

Building

TAXES: 1962-63 \$129.58

TOTAL \$1,380

ZONING C-2

HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$

\$

Adjusted Annual Income

\$

REMARKS Vacant lot

ANNUAL EXPENSES

\$

Annual Net Income \$

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE	Vacant lot	AGE
CONSTRUCTION		DATE ACQUIRED
NO. OF STORIES		REMODELED
FOUNDATION		TOTAL BUILDING AREA
EXTERIOR FINISH		INTERIOR FINISH
ROOF		FLOORS
BATHS		
KITCHEN		
WIRING & LIGHTING		
HEAT		
NO. OF ROOMS		NO. OF UNITS
GARAGE SPACES		
CONDITION OF EXTERIOR		CONDITION OF INTERIOR
REMARKS		

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today	
Less Observed Depreciation	
Depreciated Value of Improvements	
Plus Land Value <u>25</u> front ft. x \$ <u>605</u>	\$15,150
Indicated Value of Land & Improvements	\$15,150

INCOME APPROACH

Applying _____ % Capitalization Rate to
Net Annual Income of \$ _____
Indicated Value of Land & Improvements
and/or
Applying Annual Gross Rent Multiplier
of _____ x \$ _____ Annual Gross Income
Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ _____ per room-Land & Bldg. x _____ rms.
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

Land	\$15,150
Building	
Equipment	
TOTAL	\$15,150

CORRELATION AND ANALYSIS

REFER TO COMPARABLE SALE

12

[illegible]

Standard - Lot

ST. JOHN'S

12. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840

BLOCK 50

BLOCK NO. 50

| <u>PARCEL NO.</u> | <u>ESTIMATED
MARKET VALUE</u> | <u>ASSESSED
VALUE</u> | <u>PERCENTAGE RELATIONSHIP OF
ASSESSED TO MARKET VALUE</u> |
|-------------------|-----------------------------------|---------------------------|--|
| 1 | \$ 23,000.00 | \$ 2,140.00 | 9.3 |
| 2 | 16,500.00 | 2,190.00 | 13.3 |
| 3 | 25,000.00 | 2,770.00 | 11.1 |
| 4 | 21,000.00 | 2,880.00 | 13.7 |
| 5 | 30,600.00 | 3,280.00 | 10.7 |
| 6 | 24,000.00 | 3,230.00 | 13.5 |
| 7 | 27,000.00 | 4,780.00 | 17.7 |
| 8 | 26,000.00 | 4,230.00 | 16.3 |
| 9 | 25,000.00 | 3,160.00 | 12.6 |
| 10 | 40,300.00 | 7,820.00 | 19.4 |
| 11 | 38,500.00 | 7,340.00 | 19.1 |
| 12 | 120,000.00 | 17,700.00 | 14.8 |
| | <hr/> \$416,900.00 | | |

PARCEL 50/1
ASSESSOR'S BLOCK 1130 LOT 1A

OWNER Aleck Kandis & Vera Kandis

PROPERTY ADDRESS 1059 Broderick St.

LOCATION W/L Broderick St. & S/L Eddy St.

LOT SIZE 27.5 x 76.5

AREA 2,103.75 s.f.

TOPOGRAPHY Slope with street elevation

ASSESSED VALUATION:

Land \$1,490

Building 650

TOTAL \$2,140

TAXES: 1962-63 \$200.95

ZONING R-3

HIGHEST AND BEST USE

Multi-family

UNLAWFUL USES -

INCOME

MONTHLY
ACTUAL RENT
\$ 080

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 140

Adjusted Annual Income

\$ 1,680

REMARKS Older corner residence occupied by owner. Because of extended illness, house now shows the need of upkeep.

ANNUAL EXPENSES

\$ 247

Annual Net Income \$ 1,433

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|------------------------------|
| TYPE | Single family dwelling | AGE | 63 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 1943 |
| NO. OF STORIES | 2 & part bsmt. | REMODELED | No |
| FOUNDATION | Concrete-Brick | TOTAL BUILDING AREA | 1,637 s.f. |
| EXTERIOR FINISH | Rustic, J & M Shingle | INTERIOR FINISH | L & P, Sanitas walls-kitchen |
| ROOF | Pabco Shingle | FLOORS | Oak |
| BATHS | One - Leg tub, 2 toilets, 2 lav. | | |
| KITCHEN | One - linoleum | | |
| WIRING & LIGHTING | Adequate-to-fair | | |
| HEAT | Floor furnace circ. heater - wall heater. | | |
| NO. OF ROOMS | 7 | NO. OF UNITS | 1 |
| GARAGE SPACES | 2 (separate building, 17 x 20) | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair-maintenance needed |
| REMARKS | Sunporch T & G floor & ceiling & sides. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$22,500 |
| Less Observed Depreciation | 17,500 |
| Depreciated Value of Improvements | \$ 5,000 |
| Plus Land Value 27.5 front ft. x \$643.90 | 17,700 |
| Indicated Value of Land & Improvements | \$22,700 |

INCOME APPROACH

| | |
|--|----------|
| Applying % Capitalization Rate to | |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 14.10 x \$1,680 Annual Gross Income | \$23,700 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$3,250 per room-Land & Bldg. x 7 rms. \$22,750
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$17,700 |
| Building | 5,300 |
| Equipment | |
| TOTAL | \$23,000 |

CORRELATION AND ANALYSIS

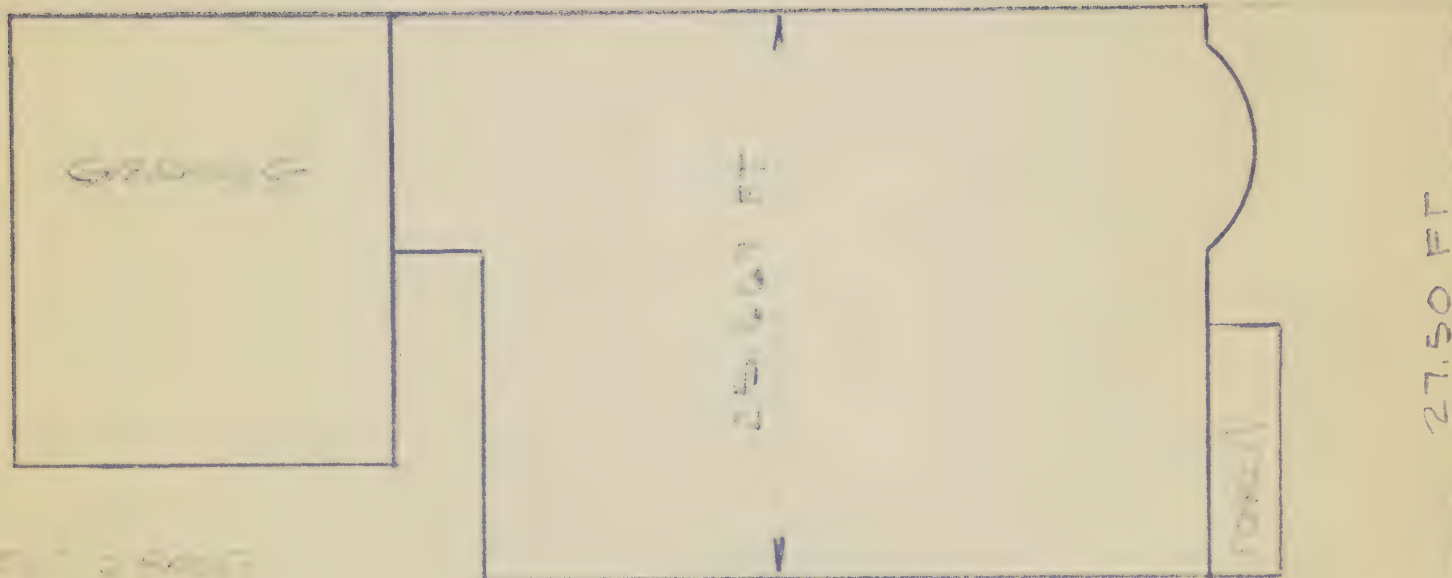
An attractive older type corner home that because of owners inability to maintain will soon become a burden to the land.

REFER TO COMPARABLE SALE

1924 Pine St., 937 Steiner St.

EDDY STREET

25.00 FT



27.50 FT

76.50 FT

BRODERICK STREET

ENCLOSURE NO. 1
ASSOCIATION NO. 1A

PARCEL 50/2
ASSESSOR'S BLOCK 1130 LOT 1

OWNER Ellen J. Ackley & Robert A. Anderson

PROPERTY ADDRESS 2009 Eddy St.

LOCATION S/L Eddy St., & E/L St. Joseph Ave.

LOT SIZE 23.5 x 27.5

AREA 646.25 s.f.

TOPOGRAPHY Slope on Eddy St., slight slope on St. Joseph

ASSESSED VALUATION:

Land \$ 590

Building 1,600

TOTAL \$2,190

TAXES: 1962-63 \$205.64

ZONING R-3

HIGHEST AND BEST USE

Multi-family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 080

Adjusted Monthly Income

\$ 125

Adjusted Annual Income

\$ 1,500

REMARKS

Rebuilt older house on small corner lot.

ANNUAL EXPENSES

\$ 244

Annual Net Income

\$ 1,256

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|--|--------------------------------|----------------------------|--|
| TYPE | Single family | AGE | 57 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 6-8-62 |
| NO. OF STORIES | 2 | REMODELED | 1938 or later |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 741 s.f.
(2 floors) |
| EXTERIOR FINISH | Stucco all sides,
wood trim | INTERIOR FINISH | Sheetrock, accoustical
tile ceiling, brick fireplace. |
| ROOF | Asphalt-Shingle | FLOORS | Oak, vinyl kitchen |
| BATHS (1) Tile floor, tile wain., stall tile shower & glass door (no tub). | | | |
| KITCHEN Vinyl floor, tile drain & back. | | | |
| WIRING & LIGHTING Adequate | | | |
| HEAT Floor furnace | | | |
| NO. OF ROOMS | 4 (1 down, 3 up) | NO. OF UNITS | 1 |
| GARAGE SPACES 1 | | | |
| CONDITION OF EXTERIOR Good | | CONDITION OF INTERIOR Good | |
| REMARKS Kitchen now in process of completion as to final paint. Balance 100% complete. | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$10,000 |
| Less Observed Depreciation | 4,500 |
| Depreciated Value of Improvements | \$ 5,500 |
| Plus Land Value 27.5 front ft. x \$ 397.07 | 10,900 |
| Indicated Value of Land & Improvements | \$16,400 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 11 x \$ 1,500 Annual Gross Income | \$16,500 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

| | |
|--|----------|
| This type of Property has been selling on the | |
| basis of \$ 4.125 per room-Land & Bldg. x 4 rms. | \$16,500 |
| or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft. | |

ESTIMATED MARKET VALUE

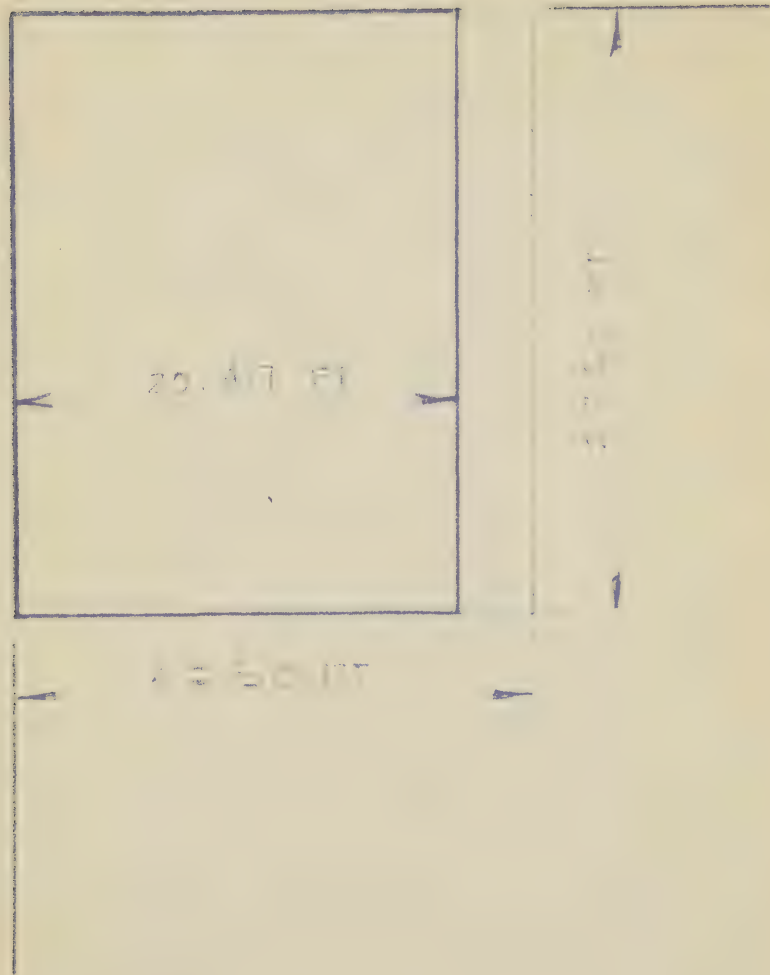
| | |
|---------------------|----------|
| Land | \$10,900 |
| Building | 5,600 |
| Equipment | |
| TOTAL | \$16,500 |

CORRELATION AND ANALYSIS

Small plan on good corner that may command a price in excess of replacement value.

REFER TO COMPARABLE SALE

51 Pierce St., 705 Broderick.



BLOCK № 50 - PARCEL № 2
ASSESSOR № 1130-1A
SCALE: 1" = 10.00 FT

PARCEL 50/3
ASSESSOR'S BLOCK 1130 LOT 2 & 2A

OWNER Gilbert C. Williams

PROPERTY ADDRESS 1055-57 Broderick St.

LOCATION W/L Broderick St., 27' 6" from S/L Eddy St.
LOT SIZE 27.5 x 26 / 27.5 x 74 AREA 2,750 s.f.
TOPOGRAPHY Lot slopes down from west to east.

ASSESSED VALUATION:

Land \$1,670
Building 1,100
TOTAL \$2,770

TAXES: 1962-63 \$260.10

ZONING R-3 HIGHEST AND BEST USE Present use

UNLAWFUL USES

INCOME

| | MONTHLY
ACTUAL RENT | MONTHLY
ADJUSTED RENT |
|-------------------------|------------------------|--------------------------|
| Actual Monthly Income | \$ 000 | |
| Adjusted Monthly Income | | \$ 220.00 |
| Adjusted Annual Income | | \$ 2,640.00 |

REMARKS

Owner pays utilities.

ANNUAL EXPENSES

| | |
|-----------------------------|-------------|
| | \$ 380.10 |
| Annual Net Income | \$ 2,259.90 |

EQUIPMENT None

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



PARCEL 50/3
ASSESSOR'S BLOCK 1130 LOT 2 & 2A

OWNER Gilbert C. Williams

PROPERTY ADDRESS 1055-57 Broderick St.

LOCATION W/L Broderick St., 27' 6" from S/L Eddy St.
LOT SIZE 27.5 x 26 / 27.5 x 74 AREA 2,750 s.f.
TOPOGRAPHY Lot slopes down from west to east.
ASSESSED VALUATION:

Land \$1,670
Building 1,100
TOTAL \$2,770

TAXES: 1962-63 \$260.10

ZONING R-3 HIGHEST AND BEST USE Present use

UNLAWFUL USES

INCOME

RENT

.00

.00

REMARKS

Owner p

ANNUAL

.10

.90

958E

DESCRIP

DEPRECI



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|------------|
| TYPE | Home converted into 2 flats | AGE | 57 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 12-15-49 |
| NO. OF STORIES | 2 | REMODELED | No |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 2,476 s.f. |
| EXTERIOR FINISH | Stucco front | INTERIOR FINISH | Plaster |
| ROOF | Gable - comp. shingle (new) | FLOORS | Pine |
| BATHS | Ceramic tile, wain., recessed tub on each unit. | | |
| KITCHEN | Wooden drain & cabinet, linoleum floor, each unit. | | |
| WIRING & LIGHTING | Original - adequate | | |
| HEAT | Gas wall heater circ. - Lower, gas circ. | | |
| NO. OF ROOMS | 10 | NO. OF UNITS | 2 (2/5) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | Foundation on back lot (retaining wall). View from front. | | |

VALUATION ANALYSISCOST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$29,712 |
| Less Observed Depreciation | 22,000 |
| Depreciated Value of Improvements | \$ 7,712 |
| Plus Land Value <u>27.5</u> front ft. x \$ <u>711.76</u> | 19,550 |
| Indicated Value of Land & Improvements | \$27,262 |

INCOME APPROACH

| | |
|---|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>9.5</u> x \$ <u>2,640</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$25,080 |

MARKET DATA APPROACH

| | |
|---|----------|
| This type of Property has been selling on the | |
| basis of \$ <u>2,500</u> per room-Land & Bldg. x <u>10</u> rms. | \$25,000 |
| or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft. | |

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$19,550 |
| Building | 5,450 |
| Equipment | |
| TOTAL | \$25,000 |

CORRELATION AND ANALYSIS

Comparable sales data indicates both market data and income appraisers as reliable.

REFER TO COMPARABLE SALE

1125-27 Broderick, 738 Hayes.

ST. JOSEPH AVENUE

27.50 FT

VACANT

26.00 FT

74.00 FT

47.25 FT

25.00 FT

BRODERICK STREET

BLOCK 1120 - PARKWAY
ASSESSOR N° 11200000000000000000
2020 SCALE 1" = 20.00 FT

PARCEL 50/4
ASSESSOR'S BLOCK 1130 LOT 3

OWNER Olivia B. Henderson

PROPERTY ADDRESS 1049 Broderick St.

LOCATION W/L Broderick St., 55' from S/L Eddy St.

LOT SIZE 27.5 x 100

AREA 2,750 s.f.

TOPOGRAPHY Elevated 8 to 10 feet above grade of street

ASSESSED VALUATION:

Land \$1,380

Building 1,500

TOTAL \$2,880

TAXES: 1962-63 \$270.43

ZONING R-3

HIGHEST AND BEST USE Multi-family

UNLAWFUL USES Basement units regarded as illegal and not considered in appraisal estimate.

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 000

Adjusted Monthly Income

\$ 160

Adjusted Annual Income

\$ 1,920

REMARKS Appraised as one family unit. Basement units appear to be bootlegged in and considered to be illegal.

ANNUAL EXPENSES

\$ 341

Annual Net Income \$ 1,579

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|-----------------------------|
| TYPE | One-family dwelling | AGE | 57 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 8-6-58 |
| NO. OF STORIES | 1 & full bsmt. | REMODELED | New front & entrance stairs |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 1,568 s.f. |
| EXTERIOR FINISH | Perma stone, J.M.
Shingle & Rustic, brick | INTERIOR FINISH | L & P
staircase |
| ROOF | Asphalt shingle | FLOORS | Oak |
| BATHS | Asphalt tile, tile wain., recessed tub, separate toilet, tile wain & asphalt tile floor. | | |
| KITCHEN | Linoleum, tile wain. | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Gas circulating - furnace. | | |
| NO. OF ROOMS | 6 | NO. OF UNITS | 1 |
| GARAGE SPACES | none | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good to very good |
| REMARKS | Owner maintains property in good condition. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$20,500 |
| Less Observed Depreciation | 13,000 |
| Depreciated Value of Improvements | \$ 7,500 |
| Plus Land Value <u>27.5</u> front ft. x \$ <u>711.76</u> | 19,550 |
| Indicated Value of Land & Improvements | \$27,050 |

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 3,500 per room-Land & Bldg. x 6 rms. \$21,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

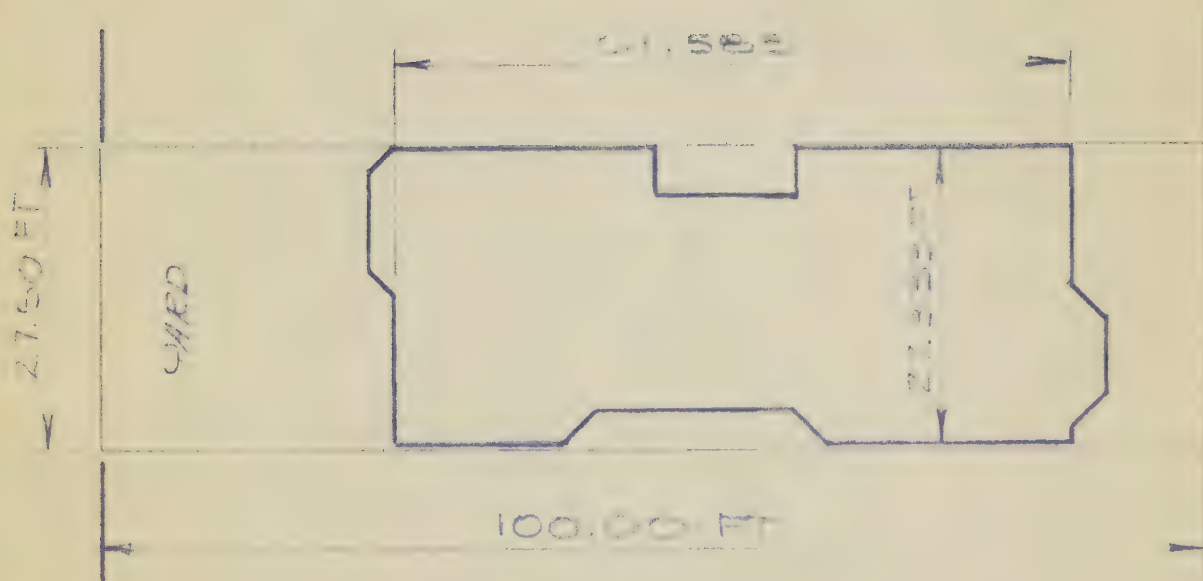
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$19,600 |
| Building | 1,400 |
| Equipment | |
| TOTAL | \$21,000 |

CORRELATION AND ANALYSIS

Perma-stone front and interior. Work has extended appreciably the economic life of improvements.
REFER TO COMPARABLE SALE

ST JOSEPH AG-1433



THE UNIVERSITY OF CHICAGO

BLOCK N^o 50 - PARCEL N^o 4
ASSESSOR N^o 1130 - 3
20 SCALE 1" = 200' FT.

PARCEL 50/5
ASSESSOR'S BLOCK 1130 LOT 4

OWNER Winifred Forbes

PROPERTY ADDRESS 1041-45 Broderick St.

LOCATION W/L Broderick St., 82.5' from S/L Eddy St.

LOT SIZE 27.5 x 100

AREA 2,750 s.f.

TOPOGRAPHY Flat & level

ASSESSED VALUATION:

Land \$1,380

Building 1,900

TOTAL \$3,280

TAXES: 1962-63 \$307.99

ZONING R-3

HIGHEST AND BEST USE

Present use

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 250

\$ 300.00

Adjusted Annual Income

\$ 3,600.00

REMARKS

Basement unit vacant.

ANNUAL EXPENSES

\$ 446.99

Annual Net Income \$ 3,153.01

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|---|
| TYPE | 3 flats | AGE | 53 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | |
| NO. OF STORIES | 3 | REMODELED | Basement apt.-1963 |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 4,030 s.f. |
| EXTERIOR FINISH | Rustic-stone veneer
1st flr. only | INTERIOR FINISH | L & P |
| ROOF | Gable - composition - shingle | FLOORS | Pine-bsmt. apt. & 1st floor.
Hardwood-2nd floor. |
| BATHS | Each unit has recess tubs & 2 old & standard fixtures. Top unit has over tub shower. | | |
| KITCHEN | 3 units have steel sinks. Upper unit has wooden sink. Lino. & comp. flrs. | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Gas | | |
| NO. OF ROOMS | 15 | NO. OF UNITS | 4 (3/3, 1/6) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair & good |

REMARKS First flr. being remodeled, 3 rms. Ceramic tile floor in bath. Recessed tub. Pine floors, metal doors in closed, new wiring in lower unit. Passage way has been sheetrocked.

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$44,330 |
| Less Observed Depreciation | 31,031 |
| Depreciated Value of Improvements | \$13,299 |
| Plus Land Value 27.5 front ft. x \$ 711.76 | 19,550 |
| Indicated Value of Land & Improvements | \$32,849 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 8.5 x \$ 3,600 Annual Gross Income | \$30,600 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$2,000 per room-Land & Bldg. x 15 rms. \$30,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

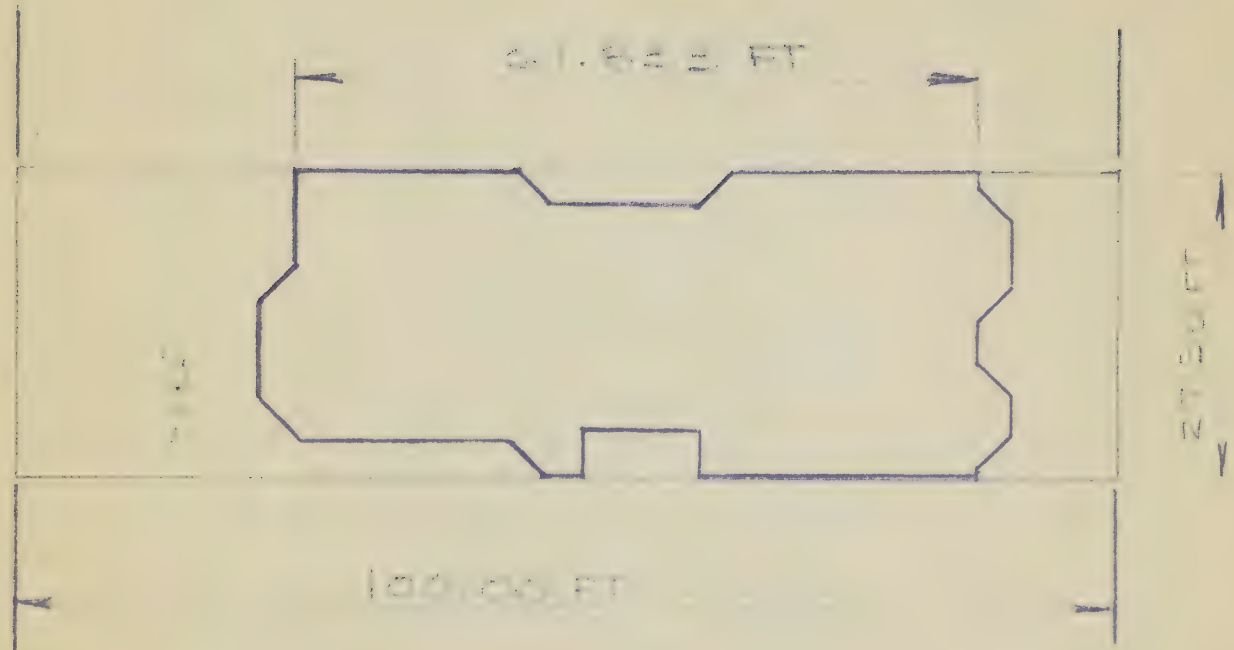
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$19,550 |
| Building | 11,050 |
| Equipment | |
| TOTAL | \$30,600 |

CORRELATION AND ANALYSIS

Gross rent multiplier & annual gross income best indication. Subject property 2 blocks from Kaiser Medical Center.
REFER TO COMPARABLE SALE

ST JOSEPH AVENUE



BROADWAY STREET

BLOCK 11th 30' WIDE - 11th E
ADJACENT 11th 11th 11th 11th
20th 11th 11th 11th



PARCEL 50/6
ASSESSOR'S BLOCK 1130 LOT 5

OWNER Cornellous E. Gamble & Vearnx Gamble

PROPERTY ADDRESS 1035-39 Broderick St.

LOCATION W/L Broderick St. - 110' from S/L Eddy St.

LOT SIZE 27.5 x 100

AREA

2,750 s.f.

TOPOGRAPHY Sloping down east

ASSESSED VALUATION:

Land \$1,380

Building 1,850

TOTAL \$3,230

TAXES: 1962-63 \$303.30

ZONING R-3

HIGHEST AND BEST USE

Present use

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 80 / (080)

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 235.00

Adjusted Annual Income

\$ 2,820.00

REMARKS

ANNUAL EXPENSES

\$ 438.30

Annual Net Income

\$ 2,381.70

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|------------|
| TYPE | 3 flats | AGE | 63 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | |
| NO. OF STORIES | 3 | REMODELED | |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 3,791 s.f. |
| EXTERIOR FINISH | Rustic wood | INTERIOR FINISH | Plaster |
| ROOF | Gable - comp. shingles | FLOORS | Pine |
| BATHS | 3-Leg tub - linoleum - 3 fixtures | | |
| KITCHEN | Linoleum - pantry with drainboard, each unit. | | |
| WIRING & LIGHTING | Inadequate | | |
| HEAT | Circ. gas throughout, new water heaters | | |
| NO. OF ROOMS | 12 | NO. OF UNITS | 3 (3/4) |
| GARAGE SPACES | 2 | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | 2 lav. Tubs enclosed, back porch - back steps bad - back room & porch on mud sill - new water heater. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$47,500 |
| Less Observed Depreciation | 45,000 |
| Depreciated Value of Improvements | \$ 2,500 |
| Plus Land Value 27.5 front ft. x \$711.76 | 19,550 |
| Indicated Value of Land & Improvements | \$22,050 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 9 x \$ 2,820 Annual Gross Income | \$25,380 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

| | |
|--|----------|
| This type of Property has been selling on the | |
| basis of \$ 20,000 per room-Land & Bldg. x 12 rms. | \$24,000 |
| or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft. | |

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$19,550 |
| Building | 4,450 |
| Equipment | |
| TOTAL | \$24,000 |

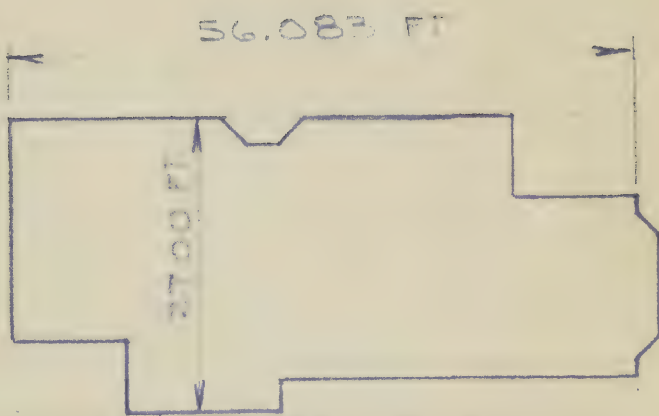
CORRELATION AND ANALYSIS

Market approach most valid.

REFER TO COMPARABLE SALE

ST. JOSEPH AVENUE

27.00 FT



100.00 FT

56.083 FT

FREDERICK STREET

BLOCK # 50 - PARCELS
ASSESSOR # 1100
20 PARCELS

PARCEL 50/7
ASSESSOR'S BLOCK 1130 LOT 6

OWNER Ellyn F. Braswell

PROPERTY ADDRESS 1031-33 Broderick St.

LOCATION W/L Broderick - 137.5' from S/L Eddy St.

LOT SIZE 27.5 x 100

AREA 2,750

TOPOGRAPHY Slight slope

ASSESSED VALUATION:

Land \$1,380

Building 3,400

TOTAL \$4,780

TAXES: 1962-63 \$448.84

ZONING R-3

HIGHEST AND BEST USE Multi-family

UNLAWFUL USES -

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 268

Adjusted Monthly Income

\$ 268

Adjusted Annual Income

\$ 3,216

REMARKS

Improvements built on a banked lot. Double frontage.

ANNUAL EXPENSES

\$ 1,061

Annual Net Income \$ 2,155

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--------------------------------|-----------------------|----------------------|
| TYPE | 4 Units - conversion | AGE | 60 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 7-1951 |
| NO. OF STORIES | 2 & bsmt. | REMODELED | 2 flats now 4 units. |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 2,854 s.f. |
| EXTERIOR FINISH | Rustic | INTERIOR FINISH | L & P |
| ROOF | Gable - comp. shingle covering | FLOORS | Pine |
| BATHS | 4 | | |
| KITCHEN | 4 - linoleum | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Circ. gas heaters | | |
| NO. OF ROOMS | 11 | NO. OF UNITS | 4 (1/2, 3/3) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |

REMARKS

Originally two flats. Converted to 4-family dwelling.

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$34,250 |
| Less Observed Depreciation | 24,000 |
| Depreciated Value of Improvements | \$10,250 |
| Plus Land Value 27.5 front ft. x \$ 711.76 | 19,550 |
| Indicated Value of Land & Improvements | \$29,800 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 8.5 x \$ 3216 Annual Gross Income | \$27,335 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$2,200 per room-Land & Bldg. x 11 rms. \$24,200
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

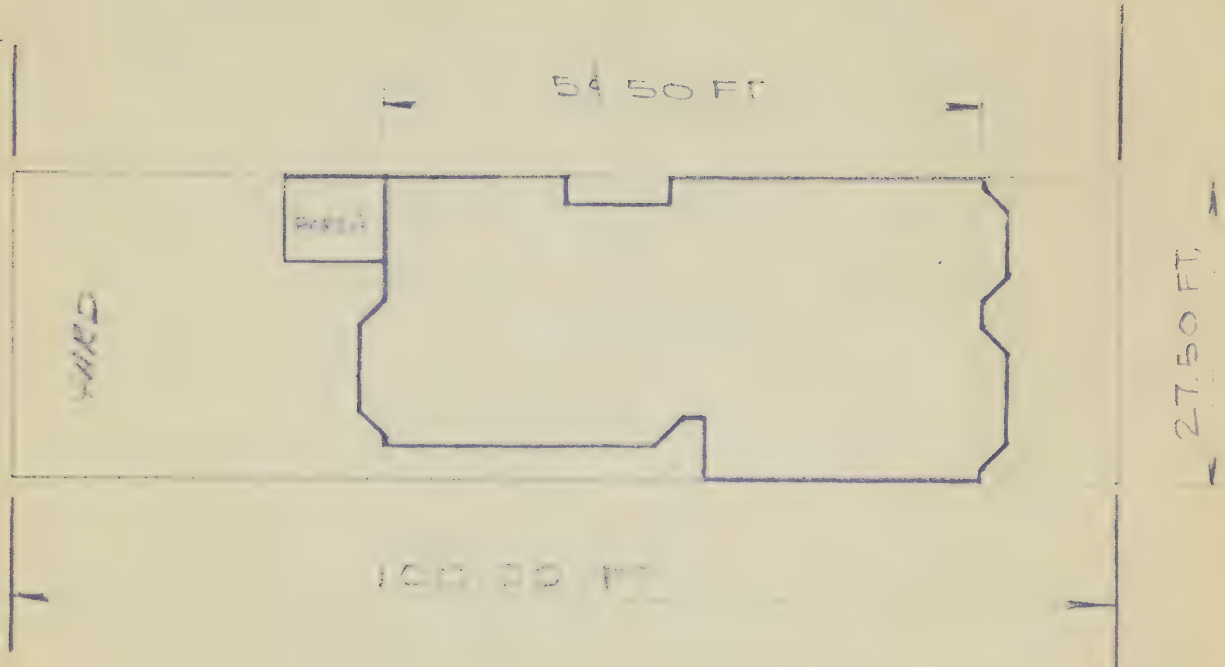
| | |
|---------------------|----------|
| Land | \$19,600 |
| Building | 7,400 |
| Equipment | |
| TOTAL | \$27,000 |

CORRELATION AND ANALYSIS

High expense ratio of 33% approx. of income will only justify a return on land of 6 1/4 %.

REFER TO COMPARABLE SALE

ST. JOSEPH AVENUE



BROADVIEW STREET

BLOCK #50-PARCEL #17
ASSESSOR #1120 6
27.50 FT - 27.50 FT

PARCEL 50/8
ASSESSOR'S BLOCK 1130 LOT 7

OWNER Lucia C. Rosales

PROPERTY ADDRESS 1023-25 Broderick St.

LOCATION W/L Broderick St., 82.5' from S/L Eddy St.
LOT SIZE 27.5 x 100 AREA 2,750 s.f.
TOPOGRAPHY Sloping down southeast
ASSESSED VALUATION:

Land \$1,380
Building 2,850
TOTAL \$4,230

TAXES: 1962-63 \$397.20

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

| | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 85 / 080 | |
| Adjusted Monthly Income | | \$ 230.00 |
| Adjusted Annual Income | | \$ 2,760.00 |

REMARKS

ANNUAL EXPENSES

| | |
|-----------------------------|-------------|
| | \$ 537.20 |
| Annual Net Income | \$ 2,222.80 |

EQUIPMENT None

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|-------------------------------|
| TYPE | 2 flats | AGE | 63 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 1954 |
| NO. OF STORIES | 2 & full bsmt. | REMODELED | |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 3,734 s.f. |
| EXTERIOR FINISH | Brick veneer below,
Wood & Stucco above | INTERIOR FINISH | Wain. - plaster |
| ROOF | 80% tar & gravel, flat gable ft. | FLOORS | Hardwood (pine one small rm.) |
| BATHS | 2-Leg tub - split bath upper. Ceramic tile. | | |
| KITCHEN | - Vinyl tile floor. Ceramic tile drain & wain. | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Central gas hot air | | |
| NO. OF ROOMS | 12 | NO. OF UNITS | 2 (2/6) |
| GARAGE SPACES | No | | |
| CONDITION OF EXTERIOR | Good-Fair | CONDITION OF INTERIOR | Good-Fair |
| REMARKS | Enclosed sun porch. Concrete foundation retaining wall south. Fireplace-upper has 2. 230-gal water heater. Partial basement. Enamel wash tub on service porch. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$44,808 |
| Less Observed Depreciation | 33,600 |
| Depreciated Value of Improvements | \$11,208 |
| Plus Land Value 27.5 front ft. x \$ 711.76 | 19,550 |
| Indicated Value of Land & Improvements | \$30,758 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 9.5 x \$ 2,760 Annual Gross Income | \$26,220 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

| | |
|--|----------|
| This type of Property has been selling on the | |
| basis of \$ 2,250 per room-Land & Bldg. x 12 rms. | \$27,000 |
| or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft. | |

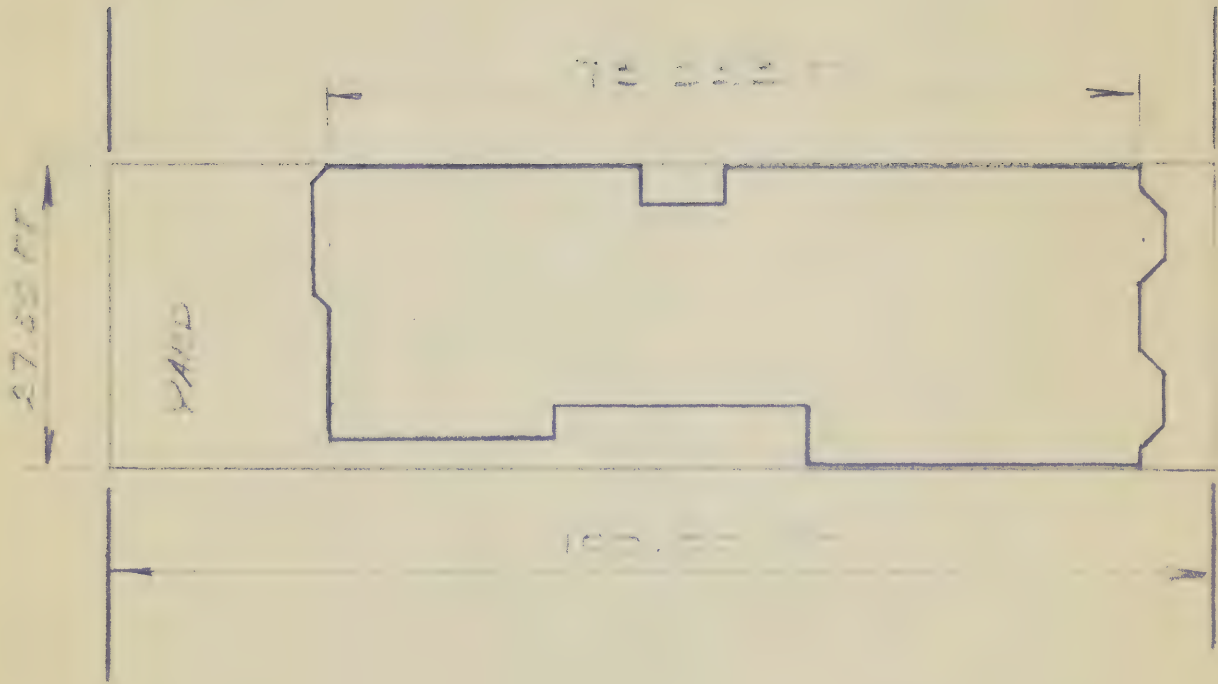
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$19,550 |
| Building | 6,450 |
| Equipment | |
| TOTAL | \$26,000 |

CORRELATION AND ANALYSIS

Income property and data leave income approach a good indicator.
REFER TO COMPARABLE SALE

ST JOSEPH AVENUE



BLOCK 11301-PARCELS 11301-7
ALL BLOCK 11301-7
20 SCALE 1"=40'-0"

PARCEL 50/9
ASSESSOR'S BLOCK 1130 LOT 98

OWNER Patricia Barbagelta, John J. Barbagelta, & Angela Barbagelta

PROPERTY ADDRESS 16 St. Joseph Ave.

LOCATION E/L St. Joseph Ave., 57' 6" from N/L Eddy St.
LOT SIZE 25 x 57 AREA 1,425 s.f.
TOPOGRAPHY Slight slope on street grade

ASSESSED VALUATION:

Land \$ 860
Building 2,300
TOTAL \$3,160

TAXES: 1962-63 \$296.72

ZONING R-3 HIGHEST AND BEST USE Multi-family

UNLAWFUL USES -

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 155

MONTHLY
ADJUSTED RENT
\$ 155

Adjusted Annual Income

\$ 1,860

REMARKS

Studio type unit used by tenant as home and piano studio.

ANNUAL EXPENSES

Annual Net Income \$ 1,523

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE Residence & music studio AGE 10
 CONSTRUCTION Wood Frame DATE ACQUIRED 2-21-63
 NO. OF STORIES 1 over garage REMODELED No
 FOUNDATION Concrete TOTAL BUILDING AREA 1,040 s.f.
 EXTERIOR FINISH Redwood Rustic-Good INTERIOR FINISH Sheetrock (good)
 ROOF Flat - T & G. Some slope roof FLOORS
 BATHS One - linoleum - modern - ceramic 4' high
 KITCHEN One - linoleum - ceramic drainboard
 WIRING & LIGHTING Adequate - Legal
 HEAT 2 space heaters and fireplace
 NO. OF ROOMS 3 NO. OF UNITS 1
 GARAGE SPACES 2-car under house
 CONDITION OF EXTERIOR excellent CONDITION OF INTERIOR excellent
 REMARKS Faces new development on W/L of street, in higher rental area.

VALUATION ANALYSISCOST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$14,560 |
| Less Observed Depreciation | 3,500 |
| Depreciated Value of Improvements | \$11,060 |
| Plus Land Value 25 front ft. x \$ 551.92 | 13,800 |
| Indicated Value of Land & Improvements | \$24,860 |

INCOME APPROACH

Applying % Capitalization Rate to
 Net Annual Income of \$
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of x \$ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 7,333 per room-Land & Bldg. x 3 rms. \$22,000
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

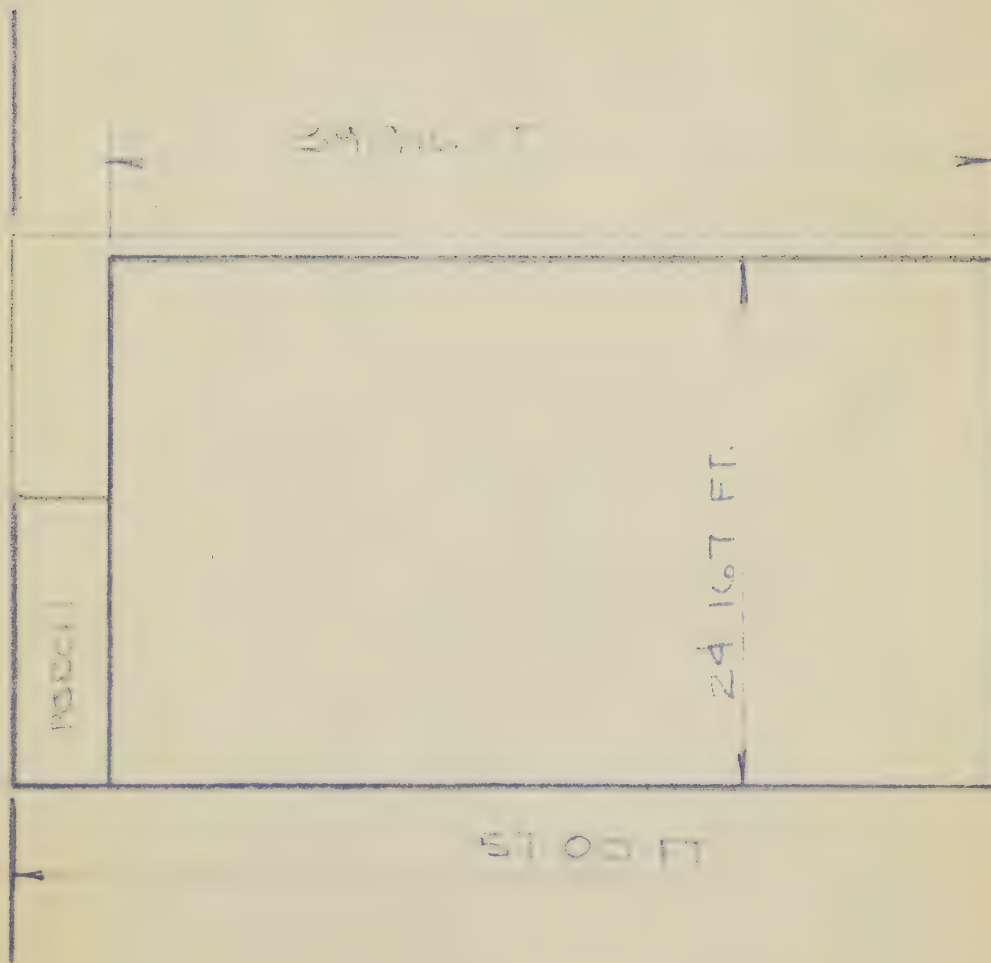
| | |
|---------------------|----------|
| Land | \$13,800 |
| Building | 11,200 |
| Equipment | |
| TOTAL | \$25,000 |

CORRELATION AND ANALYSIS

One unit residence of modern type, has good influences from development west, and readily saleable.

REFER TO COMPARABLE SALE

ST. JOSEPH AVENUE



25.00 FT

BLOCK N^o 50 - WHEEL N^o 9
ASSESSOR N^o 1130-7B
10 SCALE 1" = 100 FT

PARCEL 50/10
ASSESSOR'S BLOCK 1130 LOT 9-A

OWNER Mitsuo & Eimi Tsumori

PROPERTY ADDRESS 1916-18 Turk St.

LOCATION N/L Turk St. & E/L St. Joseph Ave.

LOT SIZE 28.5 x 57.5

AREA 1,638.75 s.f.

TOPOGRAPHY Sloping down south west

ASSESSED VALUATION:

Land \$1,470

Building 6,350

TAXES: 1962-63 \$734.30

TOTAL \$7,820

ZONING R-3

HIGHEST AND BEST USE

Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 75 / 080

Adjusted Monthly Income

\$ 280.00

Adjusted Annual Income

\$ 3,360.00

REMARKS

ANNUAL EXPENSES

\$ 880.32

Annual Net Income \$ 2,479.70

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|------------|
| TYPE | 2 Flats | AGE | 15 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 1948 |
| NO. OF STORIES | 2 & full bsmt. | REMODELED | No |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 2,270 s.f. |
| EXTERIOR FINISH | Stucco front | INTERIOR FINISH | Plaster |
| ROOF | Flat, T & G | FLOORS | Hardwood |
| BATHS | Recessed tub, ceramic tile | | |
| KITCHEN | Ceramic tile drainboard & wain. | | |
| WIRING & LIGHTING | Modern - Adequate | | |
| HEAT | Central hot air heat - fireplace - 2 automatic water heaters. | | |
| NO. OF ROOMS | 10 | NO. OF UNITS | 2 (2/5) |
| GARAGE SPACES | 2 | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |
| REMARKS | Four wash tubs in basement; small back yard, neat. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$31,780 |
| Less Observed Depreciation | 6,354 |
| Depreciated Value of Improvements | \$25,425 |
| Plus Land Value 28.5 front ft. x \$ 606.20 | 17,300 |
| Indicated Value of Land & Improvements | \$42,725 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 12 x \$ 3,360 Annual Gross Income | \$40,320 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

| | |
|--|----------|
| This type of Property has been selling on the | |
| basis of \$ 4,000 per room-Land & Bldg. x 10 rms. | \$40,000 |
| or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft. | |

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$17,300 |
| Building | 23,000 |
| Equipment | |
| TOTAL | \$40,300 |

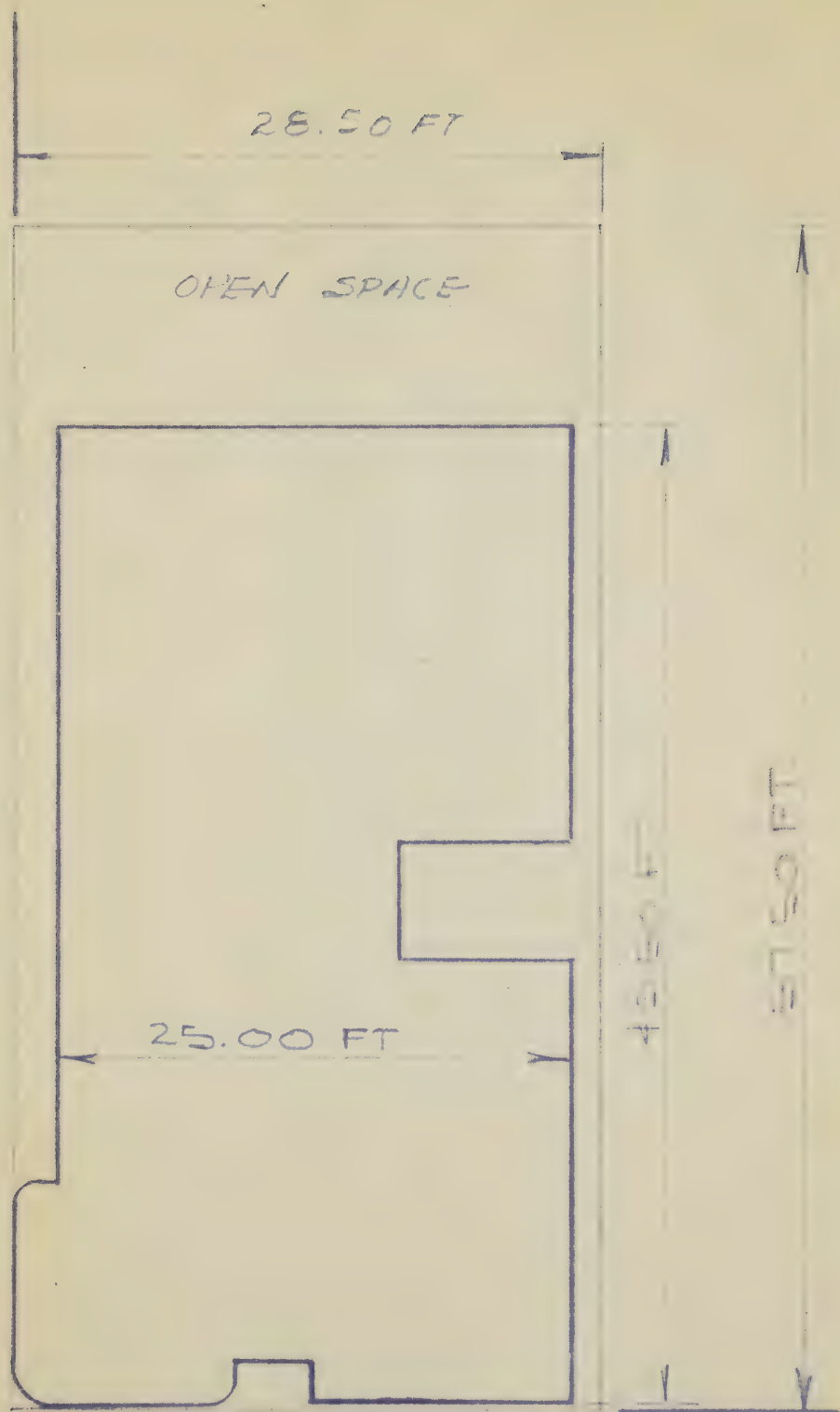
CORRELATION AND ANALYSIS

Comparable sales data indicate cost market data and income approach are very reliable.

REFER TO COMPARABLE SALE

915-17 Grove, 925-27 Grove, 907-09 Grove. Subject property superior to comparables.

ST. JOSEPH AVENUE



TURK STREET

BLOCK N^o 50~PARCEL N^o 10
ASSESSOR N^o 1130-9A
10 SCALE, 1"=10.00 FT

PARCEL 50/11
ASSESSOR'S BLOCK 1130 LOT 9

OWNER William T. Brooks & Ella E. Brooks

PROPERTY ADDRESS 1910-12 Turk St.

LOCATION N/L Turk St., 43' from W/L Broderick St.

LOT SIZE 28.5 x 57.5

AREA 1,638.75 s.f.

TOPOGRAPHY Sloping down east

ASSESSED VALUATION:

Land \$1,190

Building 6,150

TOTAL \$7,340

TAXES: 1962-63 \$689.23

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 125 / 000

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 280.00

Adjusted Annual Income

\$ 3,360.00

REMARKS

ANNUAL EXPENSES

\$ 739.23

Annual Net Income \$ 2,620.77

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|------------|
| TYPE | 2 Flats | AGE | 24 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 11-1960 |
| NO. OF STORIES | 2 & bsmt. | REMODELED | |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 2,311 s.f. |
| EXTERIOR FINISH | Stucco front | INTERIOR FINISH | Plaster |
| ROOF | Flat, tar & gravel | FLOORS | Hardwood |
| BATHS | Ceramic tile floors & Wain. Recessed tub, stall shower, each unit. | | |
| KITCHEN | Lino. floor, metal drain., wood cabinets, ceramic tile wain., each unit. | | |
| WIRING & LIGHTING | Adequate - modern. | | |
| HEAT | Central heat hot air - 2 auto. 30-gal water heaters | | |
| NO. OF ROOMS | 10 | NO. OF UNITS | 2 (2/5) |
| GARAGE SPACES | 2 | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |
| REMARKS | 2 fireplaces, 4 zinc tubs in basement. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$32,361 |
| Less Observed Depreciation | 6,472 |
| Depreciated Value of Improvements | \$25,889 |
| Plus Land Value 28.5 front ft. x \$ 484.96 | 13,800 |
| Indicated Value of Land & Improvements | \$39,689 |

INCOME APPROACH

| | |
|--|----------|
| Applying % Capitalization Rate to | |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 11.5 x \$3,360 Annual Gross Income | \$38,640 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 3,850 per room-Land & Bldg. x 10 rms. \$38,500
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

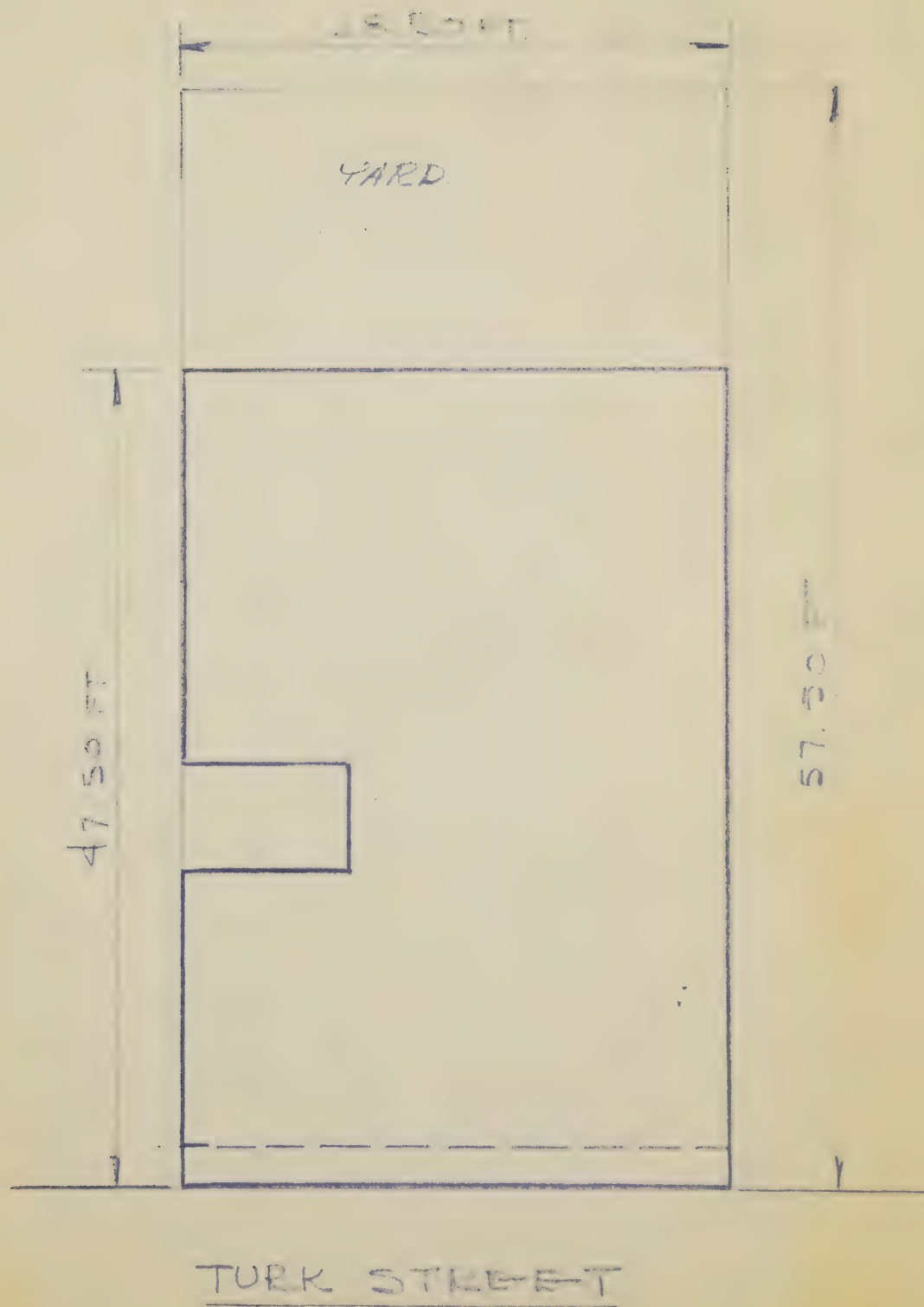
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$13,800 |
| Building | 24,700 |
| Equipment | |
| TOTAL | \$38,500 |

CORRELATION AND ANALYSIS

Comparable sales data indicate both income and market data approaches very reliable.

REFER TO COMPARABLE SALE



BLOCK N° 50 ~ PARCEL N° 11
ASSESSOR N° 1130-9
20 SCALE, 1" = 20.00 FT

PARCEL 50/12
ASSESSOR'S BLOCK 1130 LOT 8

OWNER Starlie White and Stella Mae White

PROPERTY ADDRESS 1900 Turk St.

LOCATION W/L Broderick St. & W/L Turk St.

LOT SIZE 43 x 82.5

AREA 3,547.50 sq. ft.

TOPOGRAPHY On slope north and west

ASSESSED VALUATION:

Land \$ 2,550
Building 15,150
TOTAL \$17,700

TAXES: 1962-63 \$1,662.03

ZONING R-3

HIGHEST AND BEST USE Multi-family

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 14,628 furn.

MONTHLY
ADJUSTED RENT
\$ 14,088 unfurn. (annual)

Adjusted Annual Income

\$

REMARKS

ANNUAL EXPENSES

Annual Net Income \$ 11,366

\$ 2,722

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|---------------|
| TYPE | Apartments | AGE | 33 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | June 1963 |
| NO. OF STORIES | 3 & garage bsmt. | REMODELED | |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 9,273 sq. ft. |
| EXTERIOR FINISH | Brick veneer, rustic, stucco | INTERIOR FINISH | L & P |
| ROOF | T & G | FLOORS | Oak |
| BATHS | 12 - tile flr., rec. tub, shower over tub | | |
| KITCHEN | 12 - lino. flrs. tile back sink, stoves & refrigerators in rent | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Central gas furnace | | |
| NO. OF ROOMS | 40 | NO. OF UNITS | 12 (6/3, 6/4) |
| GARAGE SPACES | 7 | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |
| REMARKS | Well built attractive corner bldg. Furniture not considered in rental income for value. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|-----------|
| Replacement Cost Today | \$139,100 |
| Less Observed Depreciation | 45,900 |
| Depreciated Value of Improvements | \$ 93,200 |
| Plus Land Value <u>43</u> front ft. x \$ <u>717.24</u> | 30,800 |
| Indicated Value of Land & Improvements | \$124,000 |

INCOME APPROACH

| | |
|--|-----------|
| Applying <u>10</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>11,366</u> | |
| Indicated Value of Land & Improvements | \$113,660 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.5</u> x \$ <u>14,088</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$119,750 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 3,000 per room-Land & Bldg. x 40 rms. \$120,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$ 30,800 |
| Building | 89,200 |
| Equipment | |
| TOTAL | \$120,000 |

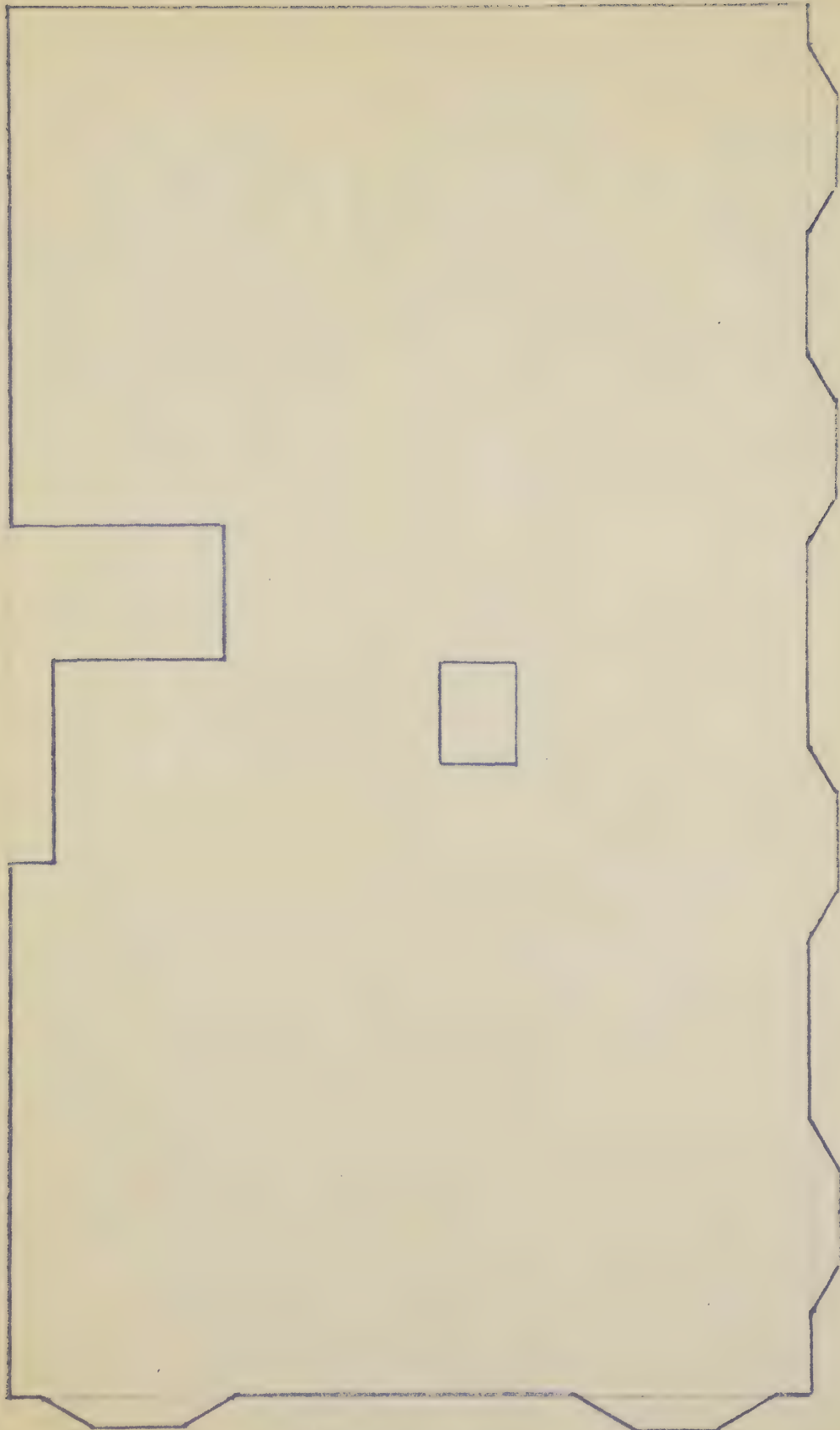
CORRELATION AND ANALYSIS

Market Data Approach is suitable. Apt. bldgs. of this type are selling on a room basis as shown in the Market Data Approach.

REFER TO COMPARABLE SALE

956 Pierce St.; 349 Fillmore St.

PEAK 2500



74.167 FT.

82.50 FT

42.00 FT

TURK STREET

BLANK-PLATE-10001

BLANK-PLATE-10001
ASSUMED 12V 120 E
10 SCALE 11-10-00 FT

BLOCK 51

BLOCK NO. 51

| <u>PARCEL NO.</u> | <u>ESTIMATED
MARKET VALUE</u> | <u>ASSESSED
VALUE</u> | <u>PERCENTAGE RELATIONSHIP OF
ASSESSED TO MARKET VALUE</u> |
|-------------------|-----------------------------------|---------------------------|--|
| 1 | \$ 222,650.00 | \$ 32,650.00 | 14.6 |
| 2 | 21,250.00 | 2,340.00 | 11.0 |
| 3 | 64,000.00 | 19,310.00 | 30.2 |
| 4 | 18,200.00 | 2,130.00 | 11.7 |
| 5 | 17,000.00 | 2,280.00 | 13.4 |
| 6 | 33,000.00 | 2,780.00 | 8.4 |
| 7 | 12,750.00 | 1,310.00 | 10.3 |
| 8 | 33,500.00 | 5,210.00 | 15.6 |
| 9 | 34,000.00 | 4,300.00 | 12.6 |
| 10 | 28,000.00 | 2,600.00 | 9.3 |
| 11 | 36,500.00 | 4,730.00 | 13.0 |
| 12 | 184,000.00 | 26,790.00 | 14.6 |
| 13 | 97,000.00 | 16,920.00 | 17.4 |
| 14 | 112,000.00 | 16,920.00 | 15.1 |
| 15 | 12,500.00 | 2,020.00 | 16.2 |
| 16 | 12,500.00 | 1,700.00 | 13.6 |
| 17 | 12,500.00 | 2,000.00 | 16.0 |
| 18 | 12,500.00 | 1,800.00 | 14.4 |
| 19 | 12,000.00 | 2,040.00 | 17.0 |
| 20 | 12,500.00 | 2,110.00 | 16.9 |
| 21 | 15,750.00 | 2,770.00 | 17.6 |
| 22 | 78,000.00 | 10,880.00 | 13.9 |
| 23 | 17,500.00 | 1,750.00 | 10.0 |
| 23-A | 13,900.00 | 1,320.00 | 9.5 |
| | \$ 1,113,500.00 | | |

PARCEL 51/1
ASSESSOR'S BLOCK 754 LOT 1,19,20,21,22

OWNER Plombo Construction Company

PROPERTY ADDRESS 1501,55,69 & 71 Turk Street

LOCATION S/L Turk St. & W/L Steiner Street

LOT SIZE 87.146 x 106.25 / 200 x 137.5 AREA 36,759.26

TOPOGRAPHY Slopes slightly to east

ASSESSED VALUATION:

Land \$24,400

Building 8,250

TOTAL \$32,650

TAXES: 1962-63 \$3,065.83

ZONING C-2 HIGHEST AND BEST USE Commercial Use

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 752.67

Adjusted Monthly Income

\$ 917.17

Adjusted Annual Income

\$11,006

REMARKS

ANNUAL EXPENSES

\$ 3,277

Annual Net Income \$ 7,729

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



PARCEL 51/1
ASSESSOR'S BLOCK 754 LOT 1,19,20,21,22

OWNER Plombo Construction Company

PROPERTY ADDRESS 1501,55,69 & 71 Turk Street

LOCATION S/L Turk St. & W/L Steiner Street

LOT SIZE 87.146 x 106.25 / 200 x 137.5 AREA 36,759.26

TOPOGRAPHY Slopes slightly to east

ASSESSED VALUATION:

Land \$24,400

Building 8,250

TOTAL \$32,650

TAXES: 1962-63 \$3,065.83

ZONING C-2

HIGHEST AND BEST USE Commercial Use

UNLAWFUL USES

INCOME

Actual Month

Adjusted Mon

Adjusted Ann

REMARKS

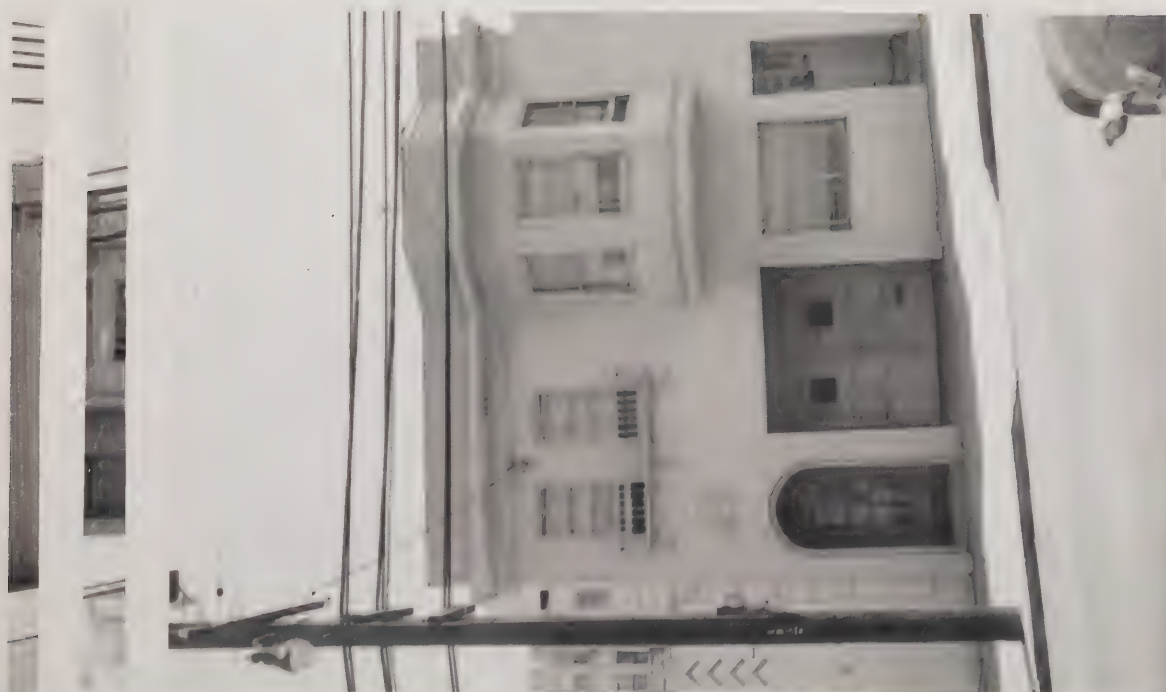
ANNUAL EXPENSES

Annual Net

505

DESCRIPTION OF EQUIP

DEPRECIATED VALUE O



PARCEL 51/1
ASSESSOR'S BLOCK 754 LOT 1,19,20,21,22

OWNER Plombo Construction Company

PROPERTY ADDRESS 1501,55,69 & 71 Turk Street

LOCATION S/L Turk St. & W/L Steiner Street

LOT SIZE 87.146 x 106.25 / 200 x 137.5 AREA 36,759.26

TOPOGRAPHY Slopes slightly to east

ASSESSED VALUATION:

Land \$24,400

Building 8,250

TOTAL \$32,650

TAXES: 1962-63 \$3,065.83

ZONING C-2

HIGHEST AND BEST USE Commercial Use

UNLAWFUL USES

INCOME

Actual /
Adjusted

Adjusted

REMARKS

ANNUAL EXPENSES

Annual

DESCRIPTION OF

DEPRECIATED VAI



PARCEL 51/1
ASSESSOR'S BLOCK 754 LOT 1,19,20,21,22

OWNER Plombo Construction Company

PROPERTY ADDRESS 1501,55,69 & 71 Turk Street

LOCATION S/L Turk St. & W/L Steiner Street

LOT SIZE 87.146 x 106.25 / 200 x 137.5 AREA 36,759.26

TOPOGRAPHY Slopes slightly to east

ASSESSED VALUATION:

Land \$24,400

Building 8,250

TOTAL \$32,650

TAXES: 1962-63 \$3,065.83

ZONING C-2

HIGHEST AND BEST USE Commercial Use

UNLAWFUL USES

INCOME

Act

Adj

Adj

REMARKS

ANNUAL EXPE

Ann

50E

DESCRIPTION

DEPRECIATED

419
754-20



DESCRIPTION OF IMPROVEMENTS

| | |
|-----------------------|-----------------------|
| TYPE | AGE |
| CONSTRUCTION | DATE ACQUIRED |
| NO. OF STORIES | REMODELED |
| FOUNDATION | TOTAL BUILDING AREA |
| EXTERIOR FINISH | INTERIOR FINISH |
| ROOF | FLOORS |
| BATHS | |
| KITCHEN | |
| WIRING & LIGHTING | |
| HEAT | |
| NO. OF ROOMS | NO. OF UNITS |
| GARAGE SPACES | |
| CONDITION OF EXTERIOR | CONDITION OF INTERIOR |
| REMARKS | |

SUMMARY SHEET

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$91,650 |
| Less Observed Depreciation | 63,600 |
| Depreciated Value of Improvements | 28,050 |
| Plus Land Value _____ front ft. x \$ _____ | 194,600 |
| Indicated Value of Land & Improvements | 222,650 |

INCOME APPROACH

| |
|--|
| Applying _____ % Capitalization Rate to |
| Net Annual Income of \$ _____ |
| Indicated Value of Land & Improvements |
| and/or |
| Applying Annual Gross Rent Multiplier |
| of _____ x \$ _____ Annual Gross Income |
| Indicated Value of Land & Improvements |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ _____ per room-Land & Bldg. x _____ rms.
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$194,600 |
| Building | 28,050 |
| Equipment | |
| TOTAL | \$222,650 |

CORRELATION AND ANALYSIS

REFER TO COMPARABLE SALE

Lot 1

PARCEL

51/1

DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|---------------|
| TYPE | Service Station | AGE | 9 |
| CONSTRUCTION | Metal | DATE ACQUIRED | |
| NO. OF STORIES | One | REMODELED | |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 730 |
| EXTERIOR FINISH | Painted Metal | INTERIOR FINISH | Painted Metal |
| ROOF | Flat T&G | FLOORS | Conc. |
| BATHS | 2, 5 fixtures (2 water closets, 2 lav's, 1 urinal) | | |
| KITCHEN | None | | |
| WIRING & LIGHTING | Adequate conduit | | |
| HEAT | None | | |
| NO. OF ROOMS | - | NO. OF UNITS | One |
| GARAGE SPACES | - | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |
| REMARKS | | | |

VALUATION ANALYSISCOST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$31,650 |
| Less Observed Depreciation | 11,100 |
| Depreciated Value of Improvements | 20,550 |
| Plus Land Value 106.25 front ft. x \$ 655.23 | 69,600 |
| Indicated Value of Land & Improvements | 90,150 |

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ _____ per room-Land & Bldg. x _____ rms.
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$69,600 |
| Building | 20,550 |
| Equipment | |
| TOTAL | \$90,150 |

CORRELATION AND ANALYSIS

Cost approach used because of lack of reliability of

the income data.
REFER TO COMPARABLE SALE

Land Sales L,1, L3, 13

Lots 19,20,21,22

PARCEL 51/1

DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|--------------------|
| TYPE | Single family dwelling | AGE | 48 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 11/6/46 |
| NO. OF STORIES | One | REMODELED | 1938 |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 2080 |
| EXTERIOR FINISH | Stucco | INTERIOR FINISH | L&P |
| ROOF | Flat T&G | FLOORS | Hdwd. |
| BATHS | One, 3 fixtures, modern stall shower glazed tile flrg. (lavender colored tile) | | |
| KITCHEN | One, tile drainbrd and splash, lino flrg., tile wain, stove vent. | | |
| WIRING & LIGHTING | Standard | | |
| HEAT | Gas central furnace - fireplace | | |
| NO. OF ROOMS | Six plus 2 offices | NO. OF UNITS | One plus 2 offices |
| GARAGE SPACES | One | | |
| CONDITION OF EXTERIOR | Good- Fair | CONDITION OF INTERIOR | Good |

REMARKS Office next to garage 40 x 16 metal quonset with finished interior. Wall, brick bldgs & sheds no value. This property is not developed to its highest and best use. Dwelling only has value above bare land.

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$60,000 |
| Less Observed Depreciation | 52,500 |
| Depreciated Value of Improvements | 7,500 |
| Plus Land Value <u>200</u> front ft. x \$ <u>625</u> | 125,000 |
| Indicated Value of Land & Improvements | 132,500 |

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ _____ per room-Land & Bldg. x _____ rms.
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$125,000 |
| Building | 7,500 |
| Equipment | |
| TOTAL | \$132,500 |

CORRELATION AND ANALYSIS

The land is not developed to its highest and best use. The residual value (salvage) of the dwelling was added to the land.

REFER TO COMPARABLE SALE

Land Sales K1, H4, H5



PARCEL 51/2
ASSESSOR'S BLOCK 754 LOT 18

OWNER Henderson Houston & Lillie Mae Houston

PROPERTY ADDRESS 1573-77 Turk St.

LOCATION S/L Turk St. 81' - 3" E. of Pierce St.

LOT SIZE 25 x 87.5

AREA 2187.5 sq. ft.

TOPOGRAPHY slopes slightly to East

ASSESSED VALUATION:

Land \$1,190

Building 1,150

TOTAL 2,340

TAXES: 1962-63 \$219.73

ZONING C2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 95

MONTHLY
ADJUSTED RENT
\$ 205

Actual Monthly Income
Adjusted Monthly Income

Adjusted Annual Income

\$ 2,460

REMARKS Partial OBO

ANNUAL EXPENSES

\$ 627

Annual Net Income \$ 1,833

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|-------------------|
| TYPE | 2 Flats & 1 conversion Apt. | AGE | 93 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 2/20/45 |
| NO. OF STORIES | 3 | REMODELED | - |
| FOUNDATION | brick | TOTAL BUILDING AREA | 3570 ± sq. ft. |
| EXTERIOR FINISH | Stucco | INTERIOR FINISH | L & P |
| ROOF | Flat | FLOORS | Pine & Hardwood |
| BATHS | leg tub - old fixtures - lino. floor - 1 bath ea. unit - bsmt. sub-standard. | | |
| KITCHEN | Integral sink & cabinet in upper flat | | |
| WIRING & LIGHTING | Pull chain in kitchen | | |
| HEAT | Circ gas heat | | |
| NO. OF ROOMS | 15 | NO. OF UNITS | 3 (1/6, 1/5, 1/4) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Poor to fair | CONDITION OF INTERIOR | Poor to fair |
| REMARKS | Brick entrance steps - 4 rooms below are poor | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$48,195 |
| Less Observed Depreciation | 38,556 |
| Depreciated Value of Improvements | 9,639 |
| Plus Land Value <u>25</u> front ft. x \$ <u>525.44</u> | 13,150 |
| Indicated Value of Land & Improvements | 22,789 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.75</u> x \$ <u>2,460</u> Annual Gross Income | \$21,525 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,400 per room-Land & Bldg. x 15 rms. \$21,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$13,150 |
| Building | 8,100 |
| Equipment | |
| TOTAL | \$21,250 |

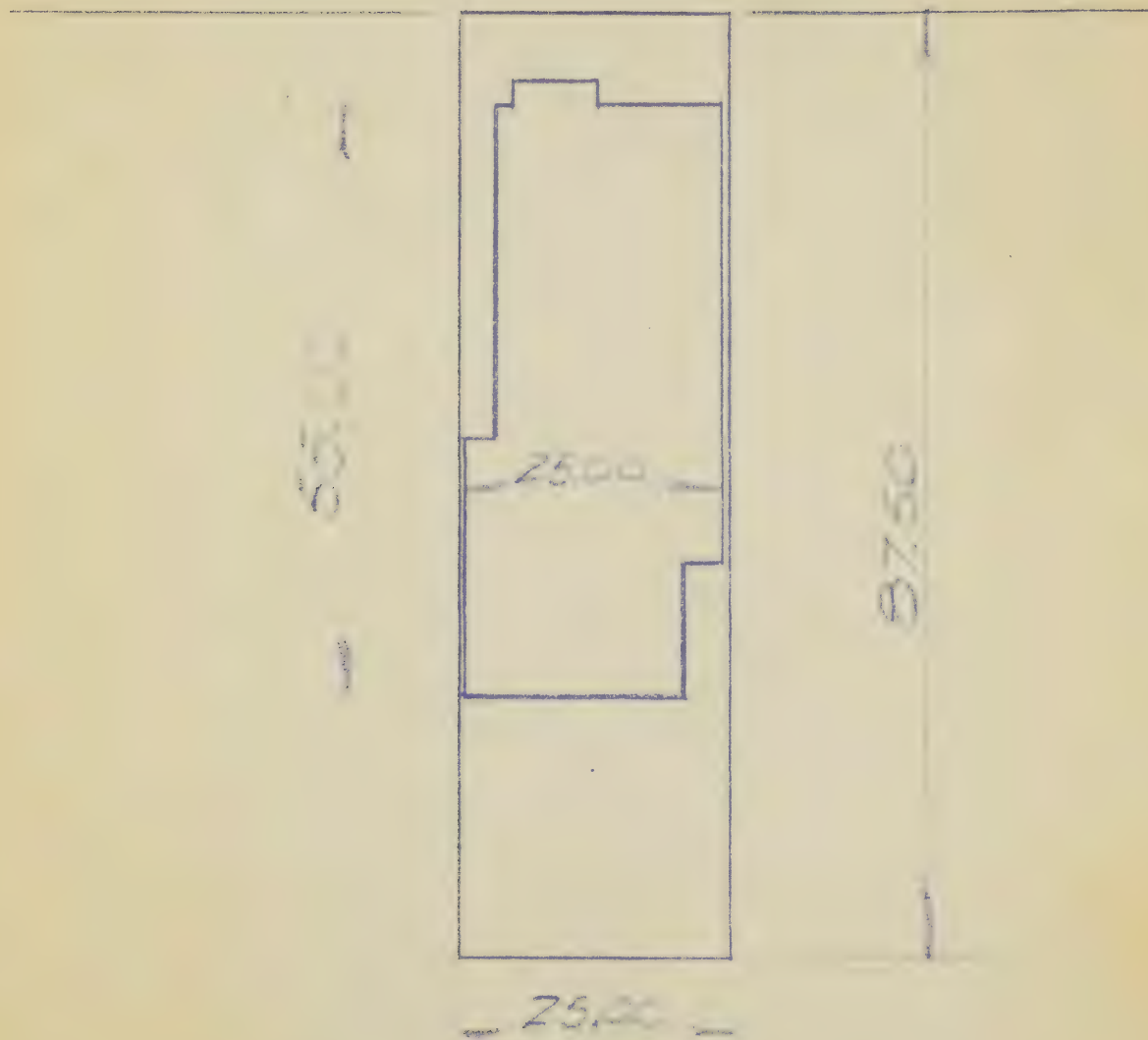
CORRELATION AND ANALYSIS

The 4 rooms at street level are poor.
 Its income is considered but discounted.

REFER TO COMPARABLE SALE

725 Webster - 257 Oak - 986 Oak

TURK ST.



BLOCK 51 - PARCEL 2
ASSESSOR 11-754-18
20 SCALE 1"=25.00 FT

PARCEL 51/4
ASSESSOR'S BLOCK 754 LOT 14

OWNER Vidal Lapitan & Hannah Lapitan

PROPERTY ADDRESS 1032-34 Pierce St.

LOCATION E/L Pierce St. 87'-6" S. of Turk St.

LOT SIZE 25 x 106.25

AREA 2656.25 sq. ft.

TOPOGRAPHY Grade descends to North

ASSESSED VALUATION:

Land \$1,030

Building 1,100

TOTAL 2,130

TAXES: 1962-63 \$200.01

ZONING C2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 30

MONTHLY
ADJUSTED RENT

Actual Monthly Income

Adjusted Monthly Income

\$ 180

Adjusted Annual Income

\$2,160

REMARKS Partial OBO

ANNUAL EXPENSES

\$ 297

Annual Net Income \$1,863

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | |
|--|--|
| TYPE 1 flat - 1 apt. - 1 cottage | AGE 95 $\frac{1}{2}$ |
| CONSTRUCTION Wood frame | DATE ACQUIRED 7/20/45 |
| NO. OF STORIES 1 over garage | REMODELED - |
| FOUNDATION Brick and conc. | TOTAL BUILDING AREA 1715 $\frac{1}{2}$ sq. ft. |
| EXTERIOR FINISH asbestos siding at front
raised wood platform at side toward cottage | INTERIOR FINISH L & P |
| ROOF Flat. Small structure in rear
has gable & comp. roof. | FLOORS Pine |
| BATHS leg tubs - old fixtures | |
| KITCHEN absorb drain boards in apt. kitchen - old porcelain sinks in flat & cottage | |
| WIRING & LIGHTING Inadequate | |
| HEAT Circ. gas heater | |
| NO. OF ROOMS 13 | NO. OF UNITS 3 (1/6, 1/3, 1/4) |
| GARAGE SPACES 1 car | |
| CONDITION OF EXTERIOR Poor to fair | CONDITION OF INTERIOR Poor |
| REMARKS Wood platform at North side leading to rear of house.
A small addition is on the main roof. | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$25,725 |
| Less Observed Depreciation | 19,293 |
| Depreciated Value of Improvements | 6,432 |
| Plus Land Value <u>25</u> front ft. x \$ <u>570.38</u> | 14,250 |
| Indicated Value of Land & Improvements | 20,682 |

INCOME APPROACH

| | |
|---|----------|
| Applying <u> </u> % Capitalization Rate to | |
| Net Annual Income of \$ <u> </u> | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>9</u> x \$ <u>2,160</u> Annual Gross Income | \$19,440 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 1,400 per room-Land & Bldg. x 13 rms. \$18,200
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$14,250 |
| Building | 3,950 |
| Equipment | |
| TOTAL | \$18,200 |

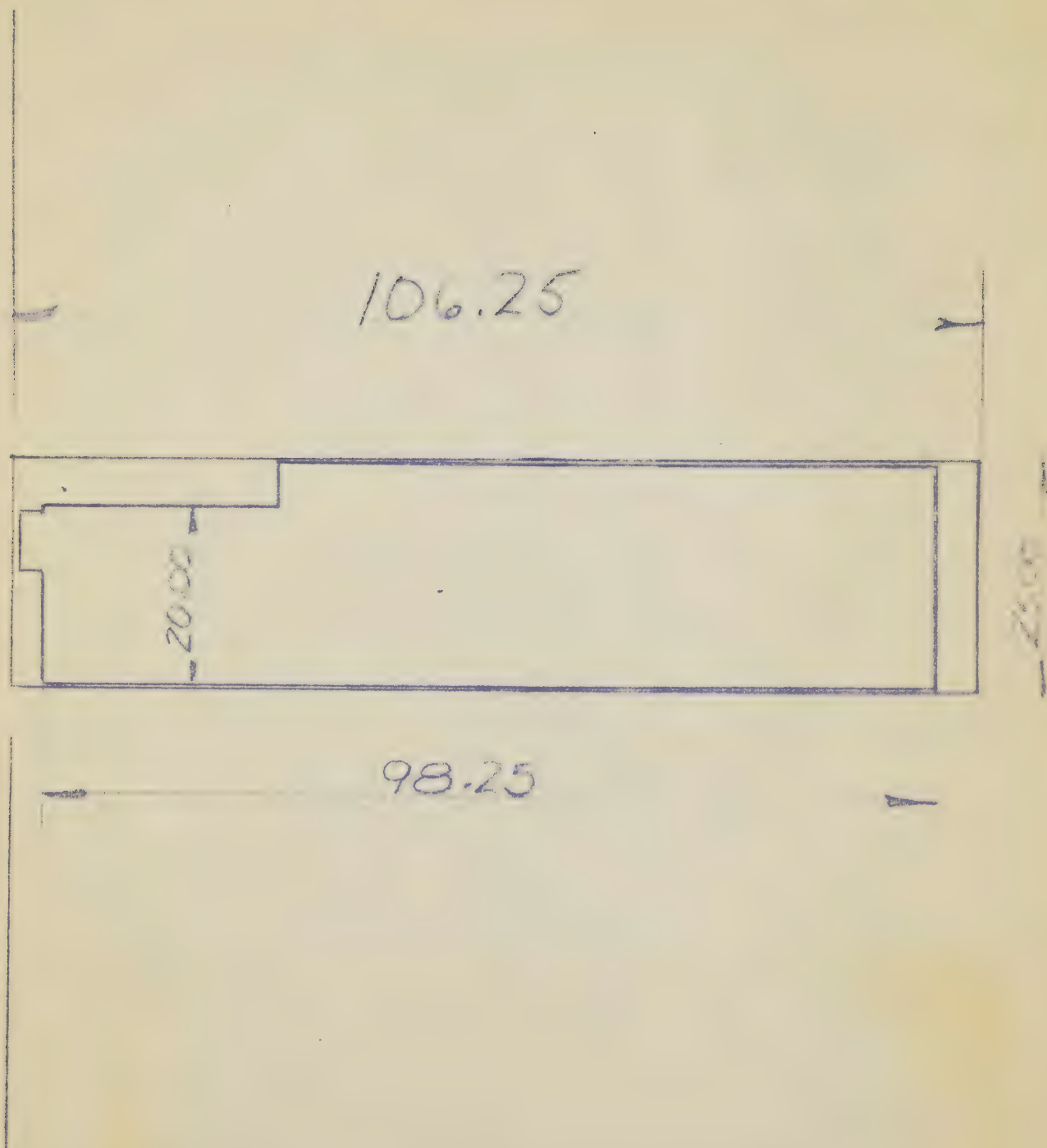
CORRELATION AND ANALYSIS

At the adjusted rental schedules, the property
should continue to provide an income stream.

REFER TO COMPARABLE SALE

2029 Ellis St. - 1710 Eddy St. - 123 Webster.

DIENCE ST



BLOCK 51 PARCEL 4
ASSESSOR N° 754-1A
20 SCALE 1"=20.00 FT

PARCEL 51/5
ASSESSOR'S BLOCK 754 LOT 13

OWNER Arthur Stein & Catherine Stein

PROPERTY ADDRESS 1026-28 Pierce St.

LOCATION E/L Pierce St. 112'-6" S. of Turk St.

LOT SIZE 25 x 106.25

AREA 2656.25 sq. ft.

TOPOGRAPHY Grade descends to North

ASSESSED VALUATION:

Land \$1,030

Building 1,250

TOTAL 2,280

TAXES: 1962-63 \$214.09

ZONING C2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

Actual Monthly Income

Adjusted Monthly Income

Adjusted Annual Income

MONTHLY
ACTUAL RENT
\$ 75

MONTHLY
ADJUSTED RENT
\$ 155

\$ 1,860

REMARKS

Partial 080

ANNUAL EXPENSES

\$ 319

Annual Net Income \$ 1,541

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|---------------------------|
| TYPE | 2 Flats | AGE | 70 + |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 9/1/42 |
| NO. OF STORIES | 2 with storage area below | REMODELED | - |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 2716 + sq. ft. |
| EXTERIOR FINISH | Wood siding | INTERIOR FINISH | L & P |
| ROOF | Flat | FLOORS | Pine |
| BATHS | Leg tub old style fixtures - Two | | |
| KITCHEN | 2 - integral sink & cabinet in lower kitchen | | |
| WIRING & LIGHTING | Old style fixtures - inadequate | | |
| HEAT | Circ. gas heater | | |
| NO. OF ROOMS | 8 | NO. OF UNITS | 2 (2/4) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Poor to fair |
| REMARKS | Wood entrance steps - 4 letter boxes at front entrance. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|---|----------|
| Replacement Cost Today | \$36,008 |
| Less Observed Depreciation | 28,806 |
| Depreciated Value of Improvements | 7,202 |
| Plus Land Value <u>25</u> front ft. x \$ <u>571</u> | 14,275 |
| Indicated Value of Land & Improvements | 21,477 |

INCOME APPROACH

| | |
|---|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>9</u> x \$ <u>1,860</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$16,750 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,200 per room-Land & Bldg. x 8 rms. \$17,600
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$14,275 |
| Building | 2,725 |
| Equipment | |
| TOTAL | \$17,000 |

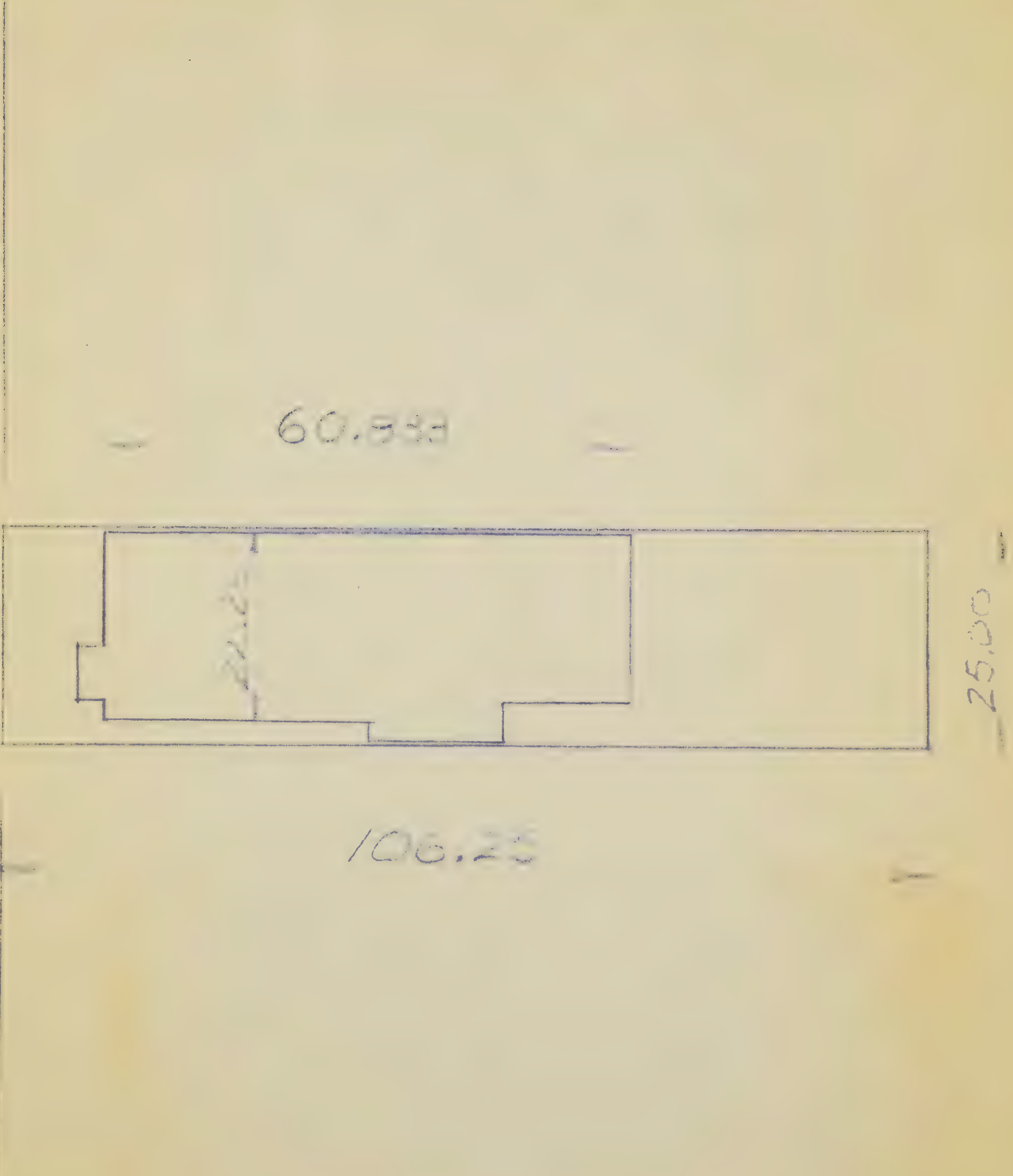
CORRELATION AND ANALYSIS

Market Data Approach is appropriate.

REFER TO COMPARABLE SALE

738 Hayes St. - 947 Steiner - 1815 McAllister

PIERCE ST



BLOCK 51-PIERCE ST
ASSESSOR N° 784-13
20 SCALE 1"=20.00 FT

PARCEL 51/6
ASSESSOR'S BLOCK 754 LOT 12

OWNER Willie Wilder & Estell M. Wilder

PROPERTY ADDRESS 1020-22 Pierce St.

LOCATION E/L Pierce St. 100' N. of Golden Gate Ave.

LOT SIZE 37.5 x 105

AREA 3937.5 sq. ft.

TOPOGRAPHY slight slope

ASSESSED VALUATION:

Land \$1,530

Building 1,250

TOTAL 2,780

TAXES: 1962-63 \$261.04

ZONING R3

HIGHEST AND BEST USE Multi-Family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 255

\$ 340

Adjusted Annual Income

\$ 4,080

REMARKS

Partial OBO

ANNUAL EXPENSES

\$ 977

Annual Net Income \$ 3,103

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|---------------------|
| TYPE | 4 Apts. | AGE | 83 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 3/29/50 |
| NO. OF STORIES | 2 | REMODELED | Yes |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 4100 sq. ft. |
| EXTERIOR FINISH | Rustic | INTERIOR FINISH | L & P |
| ROOF | Asphalt Shingle | FLOORS | Pine - Asphalt tile |
| BATHS | Lino - T & G - Tile bd. - 1 bath in ea. unit | | |
| KITCHEN | Lino - Porcelain sinks | | |
| WIRING & LIGHTING | K. & T. Fair | | |
| HEAT | Circ. gas | | |
| NO. OF ROOMS | 16 | NO. OF UNITS | 4 (4/4) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | Originally 2 flats, now converted to four families | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|---|----------|
| Replacement Cost Today | \$45,100 |
| Less Observed Depreciation | 28,000 |
| Depreciated Value of Improvements | 17,100 |
| Plus Land Value <u>37.5</u> front ft. x \$ <u>571</u> | 21,400 |
| Indicated Value of Land & Improvements | 38,500 |

INCOME APPROACH

| | |
|---|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.15</u> x \$ <u>4080</u> Annual Gross Income | \$33,250 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,900 per room-Land & Bldg. x 16 rms. \$30,400
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$21,400 |
| Building | 11,600 |
| Equipment | |
| TOTAL | 33,000 |

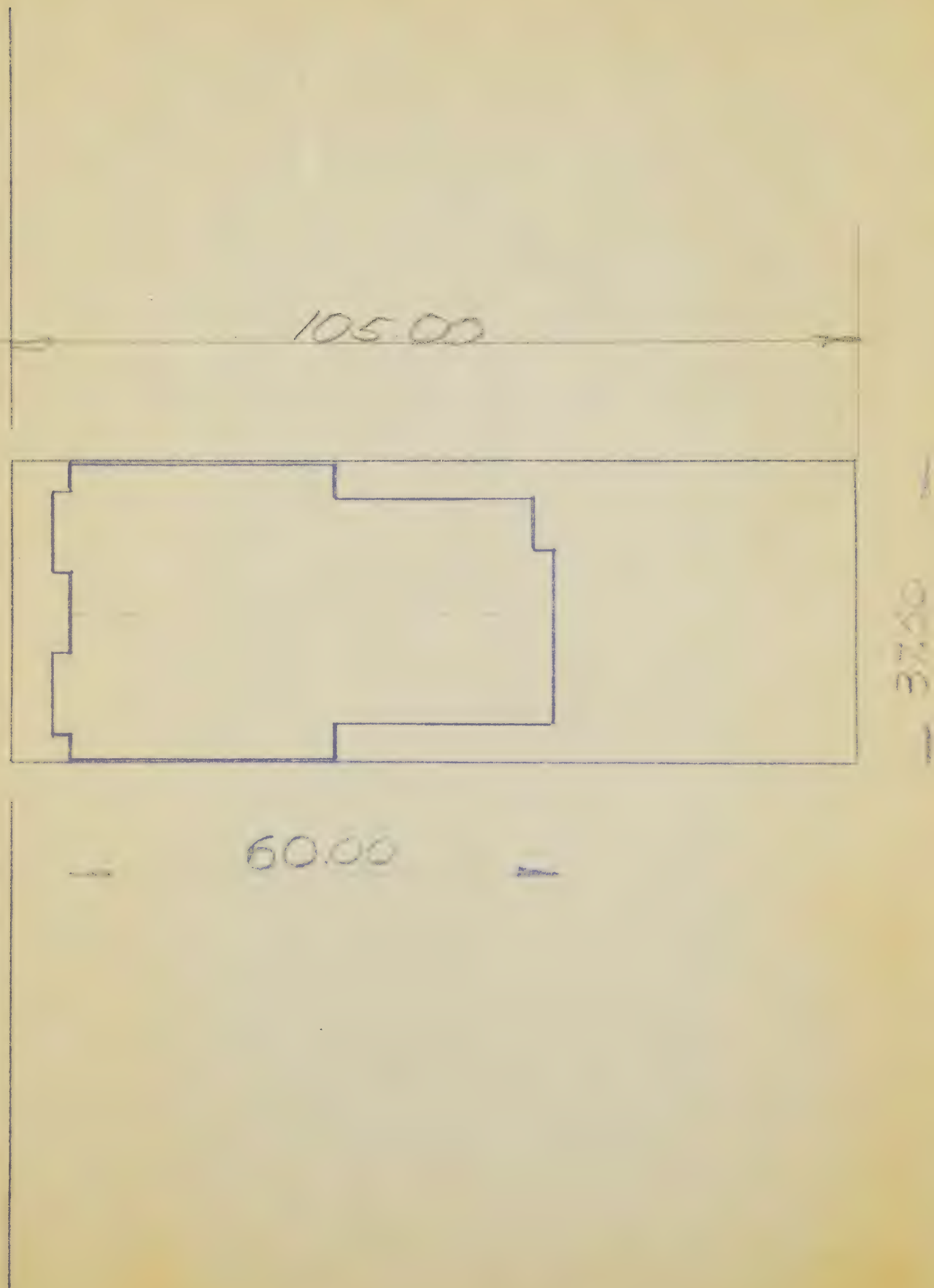
CORRELATION AND ANALYSIS

A gross rent multiplier is comparable to
 other similar types of two flats converted to four families

REFER TO COMPARABLE SALE

427-31 Buchanan St.
 1260-64 Grove St.

PIERCE ST.



BLOCK 51 PARCEL 6
ASSESSOR N+ TSH+ IE
20 SCALE 1"=20.00 FT



PARCEL 51/7
ASSESSOR'S BLOCK 754 LOT 11

OWNER N. J. Andreozzi

PROPERTY ADDRESS 1016 Pierce St.

LOCATION E/L Pierce St. 80' N. of Golden Gate Avenue
LOT SIZE 20 x 65 AREA 1,300
TOPOGRAPHY Slopes down to the north

ASSESSED VALUATION:

Land \$ 660
Building 650
TOTAL 1,310

TAXES: 1962-63 \$123.01

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$

\$ 125

Adjusted Annual Income

\$ 1,500

REMARKS

Owner refused to allow a physical inspection
of property or give any information.

ANNUAL EXPENSES

\$ 183

Annual Net Income \$ 1,317

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|----------------|
| TYPE | Two flats | AGE | 73 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 5/25/39 |
| NO. OF STORIES | Two and bsmt. | REMODELED | |
| FOUNDATION | Brick with conc. flr. | TOTAL BUILDING AREA | 1980 |
| EXTERIOR FINISH | Rustic wood | INTERIOR FINISH | Lath & Plaster |
| ROOF | Flat T&G | FLOORS | Hdwd. |
| BATHS | Two, tile flrs 6 fixtures old | | |
| KITCHEN | Two, lino flr, wood drainbrd, metal sink | | |
| WIRING & LIGHTING | Inadequate | | |
| HEAT | One fireplace, 2 gas furnaces | | |
| NO. OF ROOMS | Seven | NO. OF UNITS | Two (1/4, 1/3) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair to poor | CONDITION OF INTERIOR | Fair to poor |
| REMARKS | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$27,800 |
| Less Observed Depreciation | 21,800 |
| Depreciated Value of Improvements | 6,000 |
| Plus Land Value <u>20</u> front ft. x \$ <u>349.12</u> | 7,000 |
| Indicated Value of Land & Improvements | 13,000 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.5</u> x \$ <u>1500</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$12,750 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1800 per room-Land & Bldg. x 7 rms. \$12,600
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$ 7,000 |
| Building | 5,750 |
| Equipment | |
| TOTAL | \$12,750 |

CORRELATION AND ANALYSIS

Income Approach prim approach to the value.

REFER TO COMPARABLE SALE

1722 Lyon, 2088 Bush St.

1

18

15

PARCEL 51/8
ASSESSOR'S BLOCK 754 LOT 10

OWNER Frank Seifert

PROPERTY ADDRESS 1004-10 Pierce St.

LOCATION N/L Golden Gate Ave. & E/L Pierce St.

LOT SIZE 21.448 x 80

AREA 1715.84 sq. ft.

TOPOGRAPHY slight downslope

ASSESSED VALUATION:

Land \$1,210

Building 4,000

TOTAL 5,210

TAXES: 1962-63 \$489.22

ZONING R3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 200

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 270

Adjusted Annual Income

\$ 3,240

REMARKS

ANNUAL EXPENSES

\$ 580

Annual Net Income \$ 2,660

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | |
|--|---------------------------------------|
| TYPE 4 Apts. | AGE 48 |
| CONSTRUCTION Wood frame | DATE ACQUIRED 5/2/56 |
| NO. OF STORIES 2 & Bsmt. | REMODELED - |
| FOUNDATION Concrete | TOTAL BUILDING AREA 2532 sq. ft. |
| EXTERIOR FINISH Stucco & Frame | INTERIOR FINISH L & P |
| ROOF Flat T & G | FLOORS Hwd. |
| BATHS Hex tile floors - leg tubs | |
| KITCHEN Lino. flr. metal sink unit (one is new unit) | |
| WIRING & LIGHTING Adequate | |
| HEAT Circ heaters | |
| NO. OF ROOMS 14 | NO. OF UNITS 4 (2/3, 2/4) |
| GARAGE SPACES 2 | |
| CONDITION OF EXTERIOR Fair to Average | CONDITION OF INTERIOR Fair to Average |
| REMARKS Dining rooms paneled, built in buffets - W/W carpets upper units one unit fully repainted. | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$40,000 |
| Less Observed Depreciation | 17,300 |
| Depreciated Value of Improvements | 22,700 |
| Plus Land Value <u>21,448</u> front ft. x \$ <u>480.16</u> | 10,300 |
| Indicated Value of Land & Improvements | 33,000 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>10</u> x \$ <u>3,240</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$32,400 |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 2,500 per room-Land & Bldg. x 14 rms. \$35,000
or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$10,300 |
| Building | 23,200 |
| Equipment | |
| TOTAL | \$33,500 |

CORRELATION AND ANALYSIS

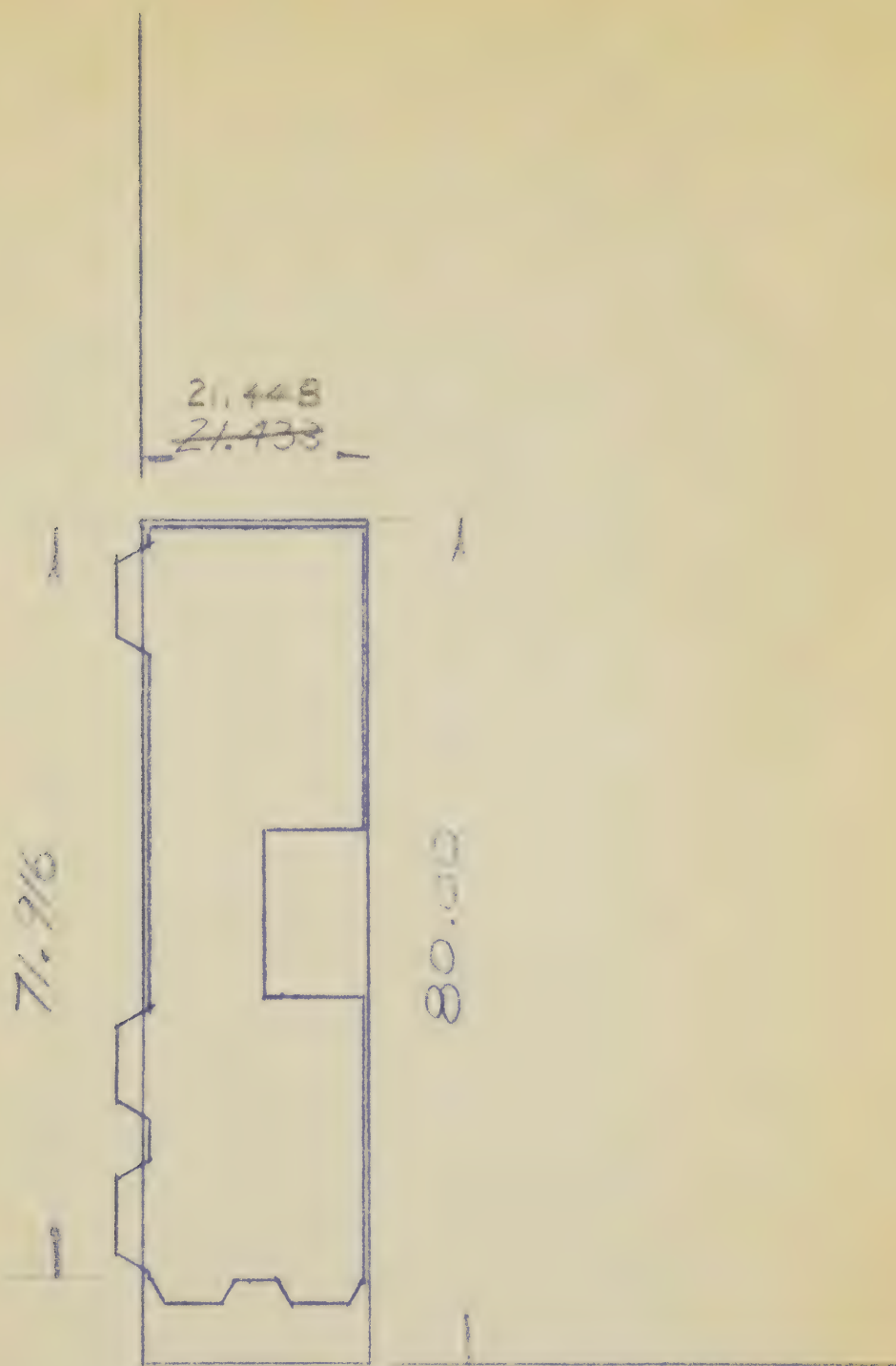
Relied on market approach. Existing rents well below market for area. Units are spacious.

REFER TO COMPARABLE SALE

1658 Eddy St. - 1834-38 Ellis

25

PILGRIM ST



GOLDEN GATE AVE.

BLOCK 51 PARCEL 8
ASSESSOR ID- 754-10
20 50' x 20 1"-20' 00" FT

PARCEL 51/9
ASSESSOR'S BLOCK 754 LOT 9

OWNER Luther Dumas & R. V. Dumas

PROPERTY ADDRESS 1484-90 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 21' - 5-3/8" E. of Pierce St.
LOT SIZE 43.552 x 80 AREA 3484.16 sq. ft.
TOPOGRAPHY Slight slope up E to W

ASSESSED VALUATION:

Land \$1,800
Building 2,500
TOTAL 4,300

TAXES: 1962-63 \$403.77

ZONING R3

HIGHEST AND BEST USE Multi - Family

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 201

\$ 320

Adjusted Annual Income

\$ 3,840

REMARKS Partial OBO

ANNUAL EXPENSES

\$ 600

Annual Net Income \$ 3,240

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|--------------|
| TYPE | 4 Flats | AGE | 80 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 1/8/54 |
| NO. OF STORIES | 2 & basement | REMODELED | Stucco front |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 5256 sq. ft. |
| EXTERIOR FINISH | Stucco - Rustic | INTERIOR FINISH | L & P -Paper |
| ROOF | T & G | FLOORS | Oak - Pine |
| BATHS | 4 Baths Lino. flr. - 5 toilets - T & G Wain | | |
| KITCHEN | 4 Tile Sink & Drain | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Circ. gas heater | | |
| NO. OF ROOMS | 18 | NO. OF UNITS | 4 (2/5, 2/4) |
| GARAGE SPACES | 2 cars | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |
| REMARKS | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$55,000 |
| Less Observed Depreciation | 34,250 |
| Depreciated Value of Improvements | 20,750 |
| Plus Land Value <u>43.552</u> front ft. x \$ <u>384.13</u> | 16,750 |
| Indicated Value of Land & Improvements | 37,500 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.5</u> x \$ <u>3840</u> Annual Gross Income | \$32,640 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,900 per room-Land & Bldg. x 18 rms. \$34,200
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$16,750 |
| Building | 17,250 |
| Equipment | |
| TOTAL | 34,000 |

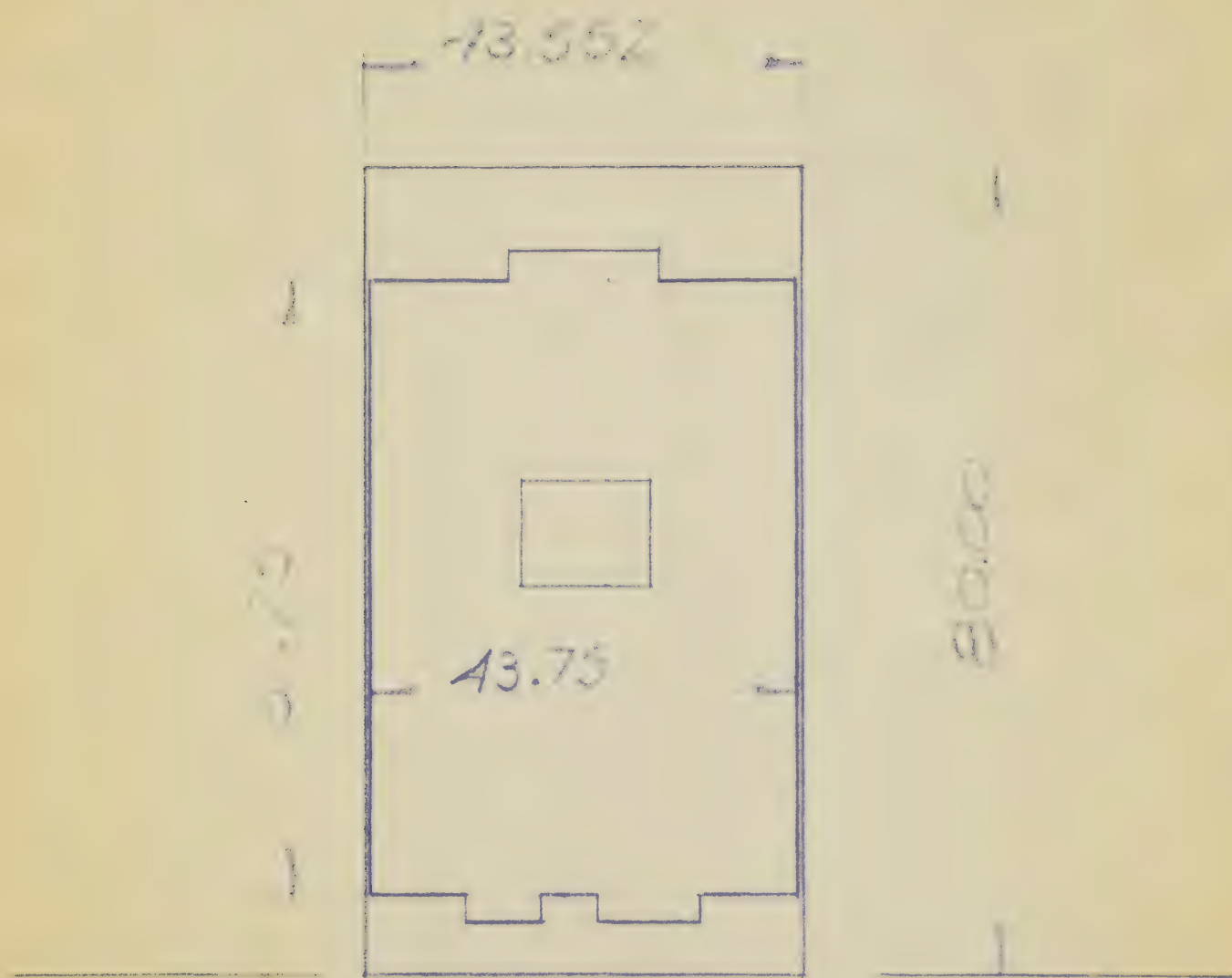
CORRELATION AND ANALYSIS

Property is sound - Well maintained.

Site is suitable for 9 to 12 units. Good location.

REFER TO COMPARABLE SALE

425-31 Buchanan
 2583-87 California



GOLDEN GATE AVE.

BLOCK 51 - PARCEL 9
ASSASSOR N 754. 9
20 SCALE 20.00 FT

PARCEL 51/10
ASSESSOR'S BLOCK 754 LOT 8

OWNER Roland H. Willett & Ralph H. Willett

PROPERTY ADDRESS 1482 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 65' E. of Pierce St.

LOT SIZE 40 x 100

AREA 4000 sq. ft.

TOPOGRAPHY Grade descending to East

ASSESSED VALUATION:

Land \$1,800

Building 800

TOTAL 2,600

TAXES: 1962-63 \$244.14

ZONING R3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 35

\$ 260

Adjusted Annual Income

\$ 3,120

REMARKS

Partial OBO

ANNUAL EXPENSES

\$ 728

Annual Net Income \$ 2,392

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|------------------------------------|
| TYPE | Single Family Dwelling & Apt. | AGE | 87 |
| CONSTRUCTION | Wood Frame | DATE ACQUIRED | 1/5/59 |
| NO. OF STORIES | 2 over basement & apt. | REMODELED | Yes |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 4033 $\frac{1}{2}$ sq. ft. |
| EXTERIOR FINISH | Wood siding | INTERIOR FINISH | L & P - some sheet
back in apt. |
| ROOF | Flat - T & G | FLOORS | fitted carpets - pine |
| BATHS | one full bath with recessed tub & twin basins - separate water closet
& 3/4 bath in basement apt. | | |
| KITCHEN | 2 - integral sink & cabinet-tile flooring-built in gas stove. | | |
| WIRING & LIGHTING | Remodeling work - some modern fixtures. | | |
| HEAT | Central heat - forced air - furnace in basement | | |
| NO. OF ROOMS | 12 | NO. OF UNITS | 2 (1/10, 1/2) |
| GARAGE SPACES | One plus driveway area | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Very good |
| REMARKS | Complete restoration in progress. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$52,429 |
| Less Observed Depreciation | 36,700 |
| Depreciated Value of Improvements | 15,729 |
| Plus Land Value <u>40</u> front ft. x \$ <u>422.61</u> | 16,900 |
| Indicated Value of Land & Improvements | 32,629 |

INCOME APPROACH

| | |
|---|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>9</u> x \$ <u>3.120</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$28,080 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,330 per room-Land & Bldg. x 12 rms. \$27,960
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$16,900 |
| Building | 11,100 |
| Equipment | |
| TOTAL | 28,000 |

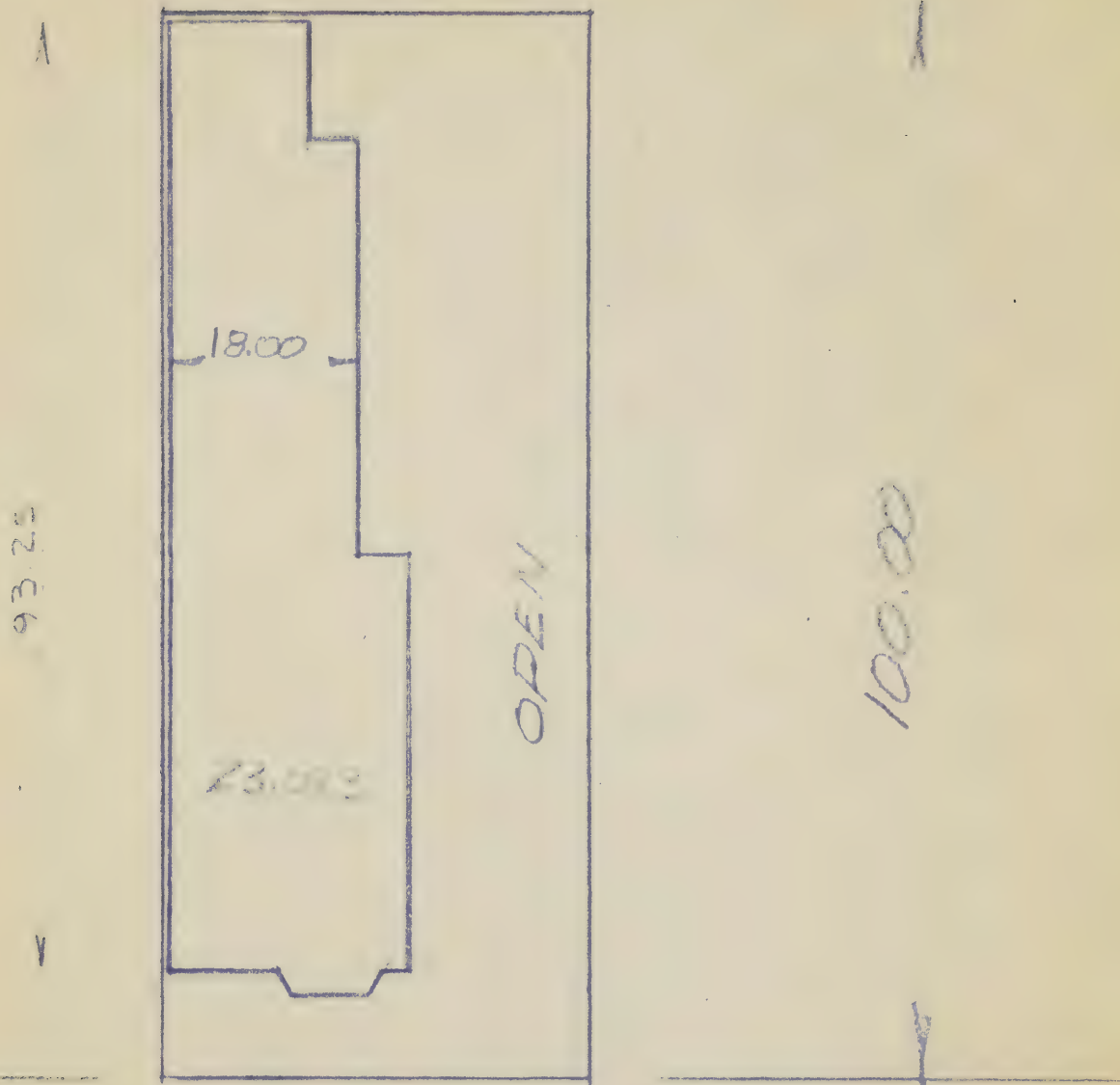
CORRELATION AND ANALYSIS

Market approach is suitable.

REFER TO COMPARABLE SALE

1224 Pine - 937 Steiner - 1571 Fulton

400.00



GOLDEN GATE AVE

BLOCK 51 - PARCEL 10
ASSESSOR N* 754- 8
20 SCALE 1" = 20.00 FT

PARCEL 51/11
ASSESSOR'S BLOCK 754 LOT 7

OWNER Bank of American National Trust & Savings Association

PROPERTY ADDRESS 1470-74 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 105' E. of Pierce St.

LOT SIZE 40 x 137.5

AREA 5500 sq. ft.

TOPOGRAPHY Level lot off moderate grade to East

ASSESSED VALUATION:

Land \$2,030
Building 2,700
TOTAL 4,730

TAXES: 1962-63 \$444.15

ZONING R3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 303

\$ 303

Adjusted Annual Income

\$ 3,636

REMARKS

ANNUAL EXPENSES

\$ 636

Annual Net Income \$ 3,000

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|----------------------------------|
| TYPE | 4 Flats - Converted bldg. | AGE | 42 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | - |
| NO. OF STORIES | 3 over full bas't. | REMODELED | Conversion-New stories added. |
| FOUNDATION | Brick & concrete | TOTAL BUILDING AREA | 5164 sq. ft.
plus 975 Garages |
| EXTERIOR FINISH | Stucco front - Rustic
other walls | INTERIOR FINISH | L & P - Wood trim |
| ROOF | Flat - T & G | FLOORS | Hardwood oak strip |
| BATHS | 4 - BH. in tubs - 3 with tile floor, 2 with tile walls | | |
| KITCHEN | 4 - Modernized | | |
| WIRING & LIGHTING | Knob & tube & conduit. | | |
| HEAT | Circ. Heaters & Andrews wall heaters. | | |
| NO. OF ROOMS | 17 | NO. OF UNITS | 4 (2/3, 1/5, 1/6) |
| GARAGE SPACES | 5 (very poor condition) 2 serviceable | | |
| CONDITION OF EXTERIOR | Fair - good | CONDITION OF INTERIOR | Good - Fair |
| REMARKS | Basement partly excavated. Storage only. Rooms in flats and apts. are exceptionally large. Very good units. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$55,540 |
| Less Observed Depreciation | 36,000 |
| Depreciated Value of Improvements | 19,540 |
| Plus Land Value 40 front ft. x \$ 475 | 19,000 |
| Indicated Value of Land & Improvements | 38,540 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | \$37,500 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 10 x \$ 3.636 Annual Gross Income | |
| Indicated Value of Land & Improvements | \$36,360 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,200 per room-Land & Bldg. x 17 rms. \$37,400
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

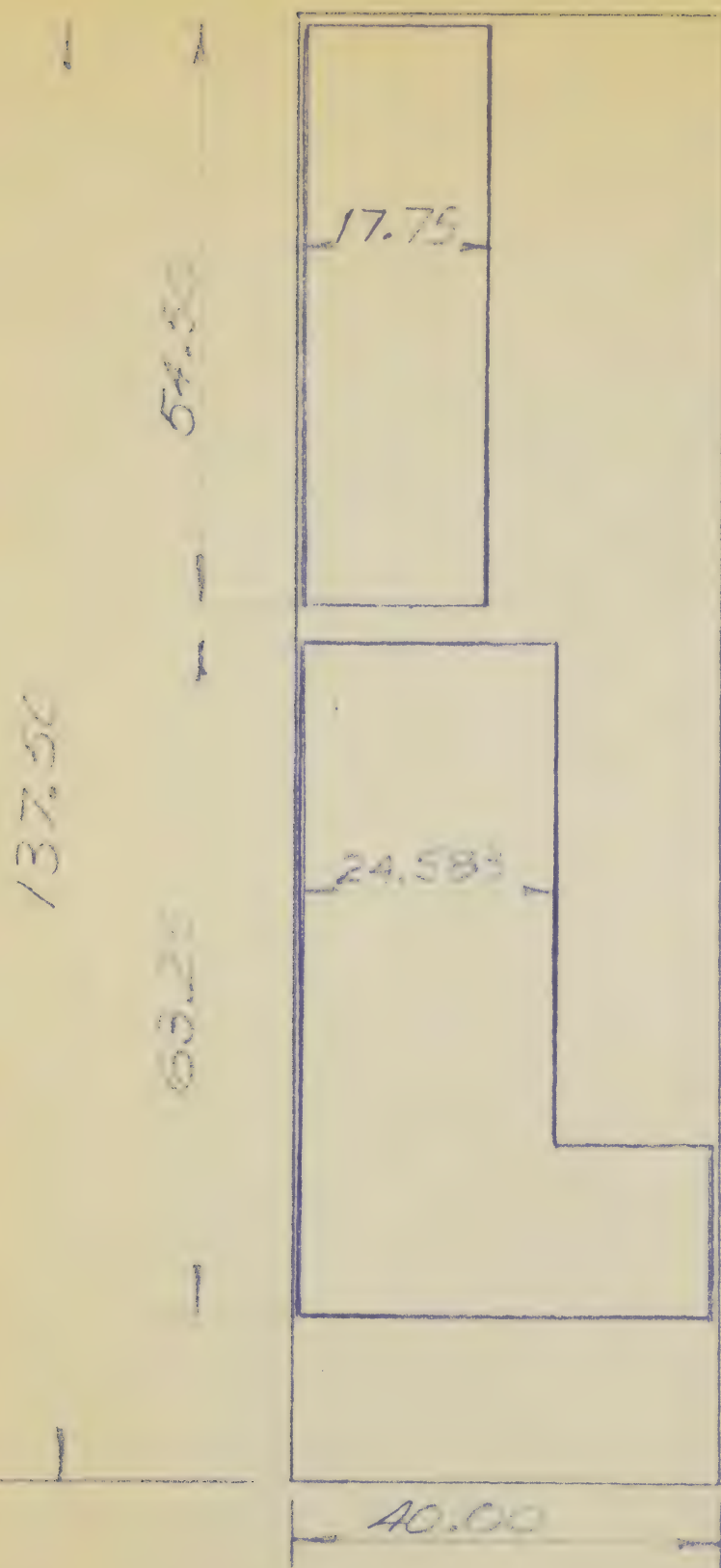
| | |
|---------------------|----------|
| Land | \$19,000 |
| Building | 17,500 |
| Equipment | |
| TOTAL | \$36,500 |

CORRELATION AND ANALYSIS

Subject rents are low . Low cap. rate.
 Related to comparables by sale date, room count, lot size, condition and age.

REFER TO COMPARABLE SALE

1260-64 Grove St. - 2583-87 Calif. - 391 Haight St.



GOLDEN GATE AVE.

BLOCK 51 - MAP 11
ASSESSOR N° 754-7
20' WIDE 10' 20' 20' FT

PARCEL 51/12
ASSESSOR'S BLOCK 754 LOT 68

OWNER Maria Biasetto Twomey

PROPERTY ADDRESS 1460 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 207'6" W. of Steiner St.

LOT SIZE 60 x 137.5

AREA 8250

TOPOGRAPHY Moderate grade to east

ASSESSED VALUATION:

Land \$ 3,040

Building 23,750

TOTAL 26,790

TAXES: 1962-63 \$2,515.58

ZONING R-3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 1,830

Adjusted Monthly Income

\$ 1,830

Adjusted Annual Income

\$ 21,960

REMARKS

ANNUAL EXPENSES

\$ 3728

Annual Net Income \$ 18,232

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE Apartments AGE 34

CONSTRUCTION Wd. frame DATE ACQUIRED 8/15/58

NO. OF STORIES Three over full elev. REMODELED
grnd flr.

FOUNDATION Conc. TOTAL BUILDING AREA 17385

EXTERIOR FINISH Brick veneer frnt. other INTERIOR FINISH L&P, texture plastering
walls rustic. Good detail cornice & bays typical of period

ROOF Flat, T&G FLOORS Hdw. w/parquet areas each apt.

BATHS 21 blt in tubs, hex tile flrs.

KITCHEN 21 tile drain and splash at sink. Large dinette area

WIRING & LIGHTING Knob and tube, orig. elec. fixtures. Good elec. outlet provision

HEAT Steam. Boiler in bsmt. provides heat and hot water.

NO. OF ROOMS 54 NO. OF UNITS 21 (12/3,9/2)

GARAGE SPACES Six

CONDITION OF EXTERIOR Good CONDITION OF INTERIOR Good

REMARKS Typical apt bldg. of period. Large rooms and extra space in apt. halls and
dinettes.

VALUATION ANALYSISCOST APPROACH

Replacement Cost Today \$208,620

Less Observed Depreciation 107,448

Depreciated Value of Improvements 161,172

Plus Land Value 60 front ft. x \$ 475 28,500

Indicated Value of Land & Improvements 189,672

INCOME APPROACH

Applying 10 % Capitalization Rate to
Net Annual Income of \$ 18232

Indicated Value of Land & Improvements \$182,300

and/or

Applying Annual Gross Rent Multiplier
of 8.5 x \$ 21960 Annual Gross Income

Indicated Value of Land & Improvements \$186,650

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 3400 per room-Land & Bldg. x 54 rms. \$183,600

or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

Land \$ 28,500

Building 155,500

Equipment

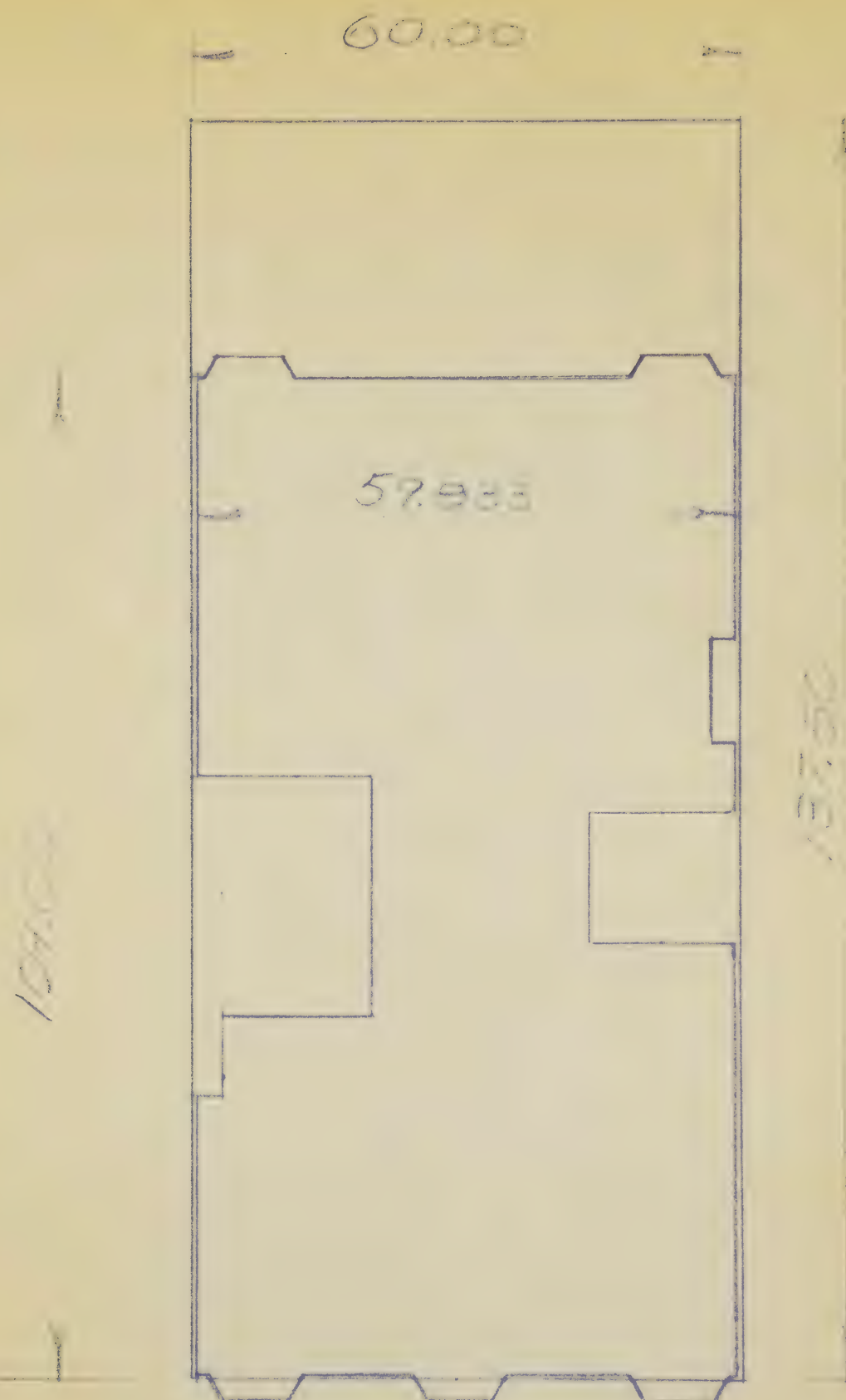
TOTAL \$184,000

CORRELATION AND ANALYSIS

Comparable sales adjusted for date of sale, room count,
relative land values, income and condition.

REFER TO COMPARABLE SALE

2345 Washington St., 503 Franklin & 1329 Pierce St.



REAR LOT 4-2

BLOCK 51 - PARCEL 12
ASSESSOR V 751-6B
20 SEAS 1-20.00 FT

PARCEL 51/13
ASSESSOR'S BLOCK 754 LOT 6A

OWNER Harry Y. Tsujimoto

PROPERTY ADDRESS 1450 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 172'6" W. of Steiner St.
LOT SIZE 35 x 137.5 AREA 4,812.5
TOPOGRAPHY Slight slope to east
ASSESSED VALUATION:

Land \$ 1,770
Building 15,150
TOTAL 16,920

TAXES: 1962-63 \$1,588.79

ZONING R-3 HIGHEST AND BEST USE Multi-fmly.

UNLAWFUL USES

INCOME

| | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 990 | |
| Adjusted Monthly Income | | \$ 990 |
| Adjusted Annual Income | | \$11,880 |

REMARKS

ANNUAL EXPENSES

| | |
|-----------------------------|----------|
| | \$ 3,194 |
| Annual Net Income | \$ 8,686 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|--|
| TYPE | Apt. house | AGE | 37 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 4/4/61 |
| NO. OF STORIES | Four, incl. garage & bsmt | REMODELED | |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 10044 |
| EXTERIOR FINISH | Stucco | INTERIOR FINISH | Sheetrock, L&P, Stippled walls |
| ROOF | Flat T&G | FLOORS | Hdwd, very ornate tile lobby, carpeted halls |
| BATHS | 12, tiled and modern, clean | | |
| KITCHEN | 12, lino flr, tiled sink boards | | |
| WIRING & LIGHTING | Modern adequate, legal | | |
| HEAT | Steam heat, also heats hot water | | |
| NO. OF ROOMS | 36 | NO. OF UNITS | 12 (12/3) |
| GARAGE SPACES | Eight cars | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good, clean, maintained |
| REMARKS | Building clean and dept up to date. nice entrance. Apts. clean. Rear- or service porch flrs. conc and painted. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|-----------|
| Replacement Cost Today | \$145,500 |
| Less Observed Depreciation | 62,500 |
| Depreciated Value of Improvements | 83,000 |
| Plus Land Value 35 front ft. x \$75 | 16,600 |
| Indicated Value of Land & Improvements | 99,600 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 8.3 x \$ 11880 Annual Gross Income | |
| Indicated Value of Land & Improvements | \$98,960 |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 2700 per room-Land & Bldg. x 36 rms. \$97,200
or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

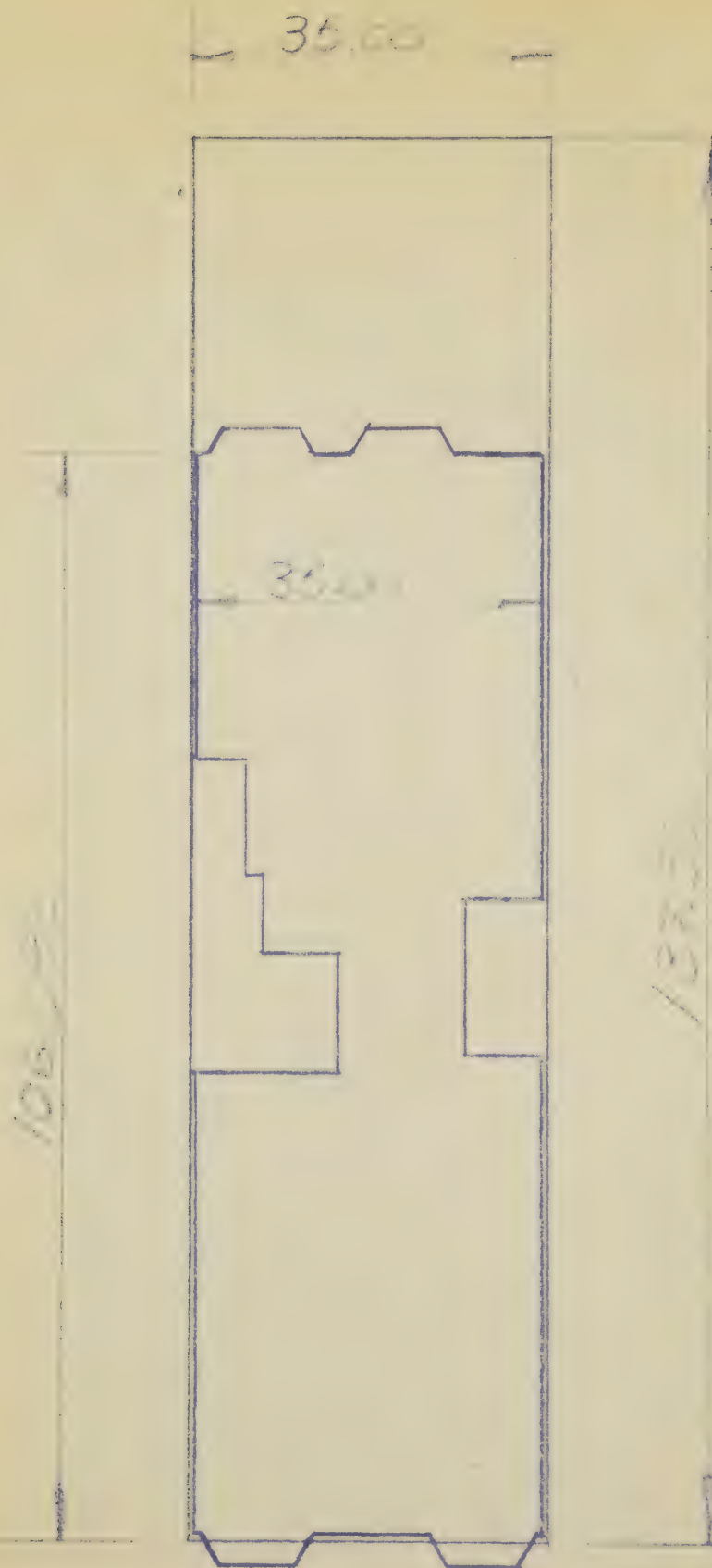
ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$16,600 |
| Building | 80,400 |
| Equipment | |
| TOTAL | \$ 97,000 |

CORRELATION AND ANALYSIS

Market data on room and unit basis is closely in line with sales in the area.

REFER TO COMPARABLE SALE 336 Pierce St., 745 Fillmore St.



GOLDEN GATE 1/2

BLOCK 51-PARCEL 13
ASSESSOR NO 754-6A
20 SCALE 1"=20.00 FT

PARCEL 51/14
ASSESSOR'S BLOCK 754 LOT 6

OWNER Pauline A. Kerber

PROPERTY ADDRESS 1440 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 137'6" W. of Steiner St.

LOT SIZE 35 x 137.5 AREA 4,812.5

TOPOGRAPHY Slight easterly slope

ASSESSED VALUATION:

Land \$1,770

Building 15,150

TOTAL 16,920

TAXES: 1962-63 \$1,588.79

ZONING R-3 HIGHEST AND BEST USE Multi-fmly

UNLAWFUL USES R-3 zone does not permit Commercial use.

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 1,110

\$ 1,110

Adjusted Annual Income

\$13,320

REMARKS

ANNUAL EXPENSES

\$ 3,155

Annual Net Income \$10,165

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE Apt bldg. AGE 37

CONSTRUCTION Wd. frame DATE ACQUIRED 4/15/60

NO. OF STORIES Three story and gar. bsm. REMODELED Store built in T.V. Shop

FOUNDATION Conc. TOTAL BUILDING AREA 10,458

EXTERIOR FINISH Brick Veneer, stucco front, rustic INTERIOR FINISH LSP, Stippled walls

ROOF Flat T&G FLOORS Oak, Pine, halls and stairs carpeted

BATHS 12, tile flr, some tile O.T. and hardwall plaster Shr. OT

KITCHEN 12, Lino flr, stoves and refrigerators included in rent

WIRING & LIGHTING Adequate

HEAT Central gas fired furnace

NO. OF ROOMS 42 plus store NO. OF UNITS 12 (6/4,6/3) plus store

GARAGE SPACES Eight cars

CONDITION OF EXTERIOR Good CONDITION OF INTERIOR Fair

REMARKS T.V. Shop has toilet and lav. in rear. This was built in after original construction.

VALUATION ANALYSIS

COST APPROACH

Replacement Cost Today \$160,000
 Less Observed Depreciation 55,000
 Depreciated Value of Improvements 105,000
 Plus Land Value 35 front ft. x \$ 475 16,600
 Indicated Value of Land & Improvements 121,600

INCOME APPROACH

Applying 10 % Capitalization Rate to
 Net Annual Income of \$ 10,165
 Indicated Value of Land & Improvements \$101,650
 and/or
 Applying Annual Gross Rent Multiplier
 of 8.5 x \$ 13320 Annual Gross Income
 Indicated Value of Land & Improvements \$113,220

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2700 per room-Land & Bldg. x 42 rms. \$113,400
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

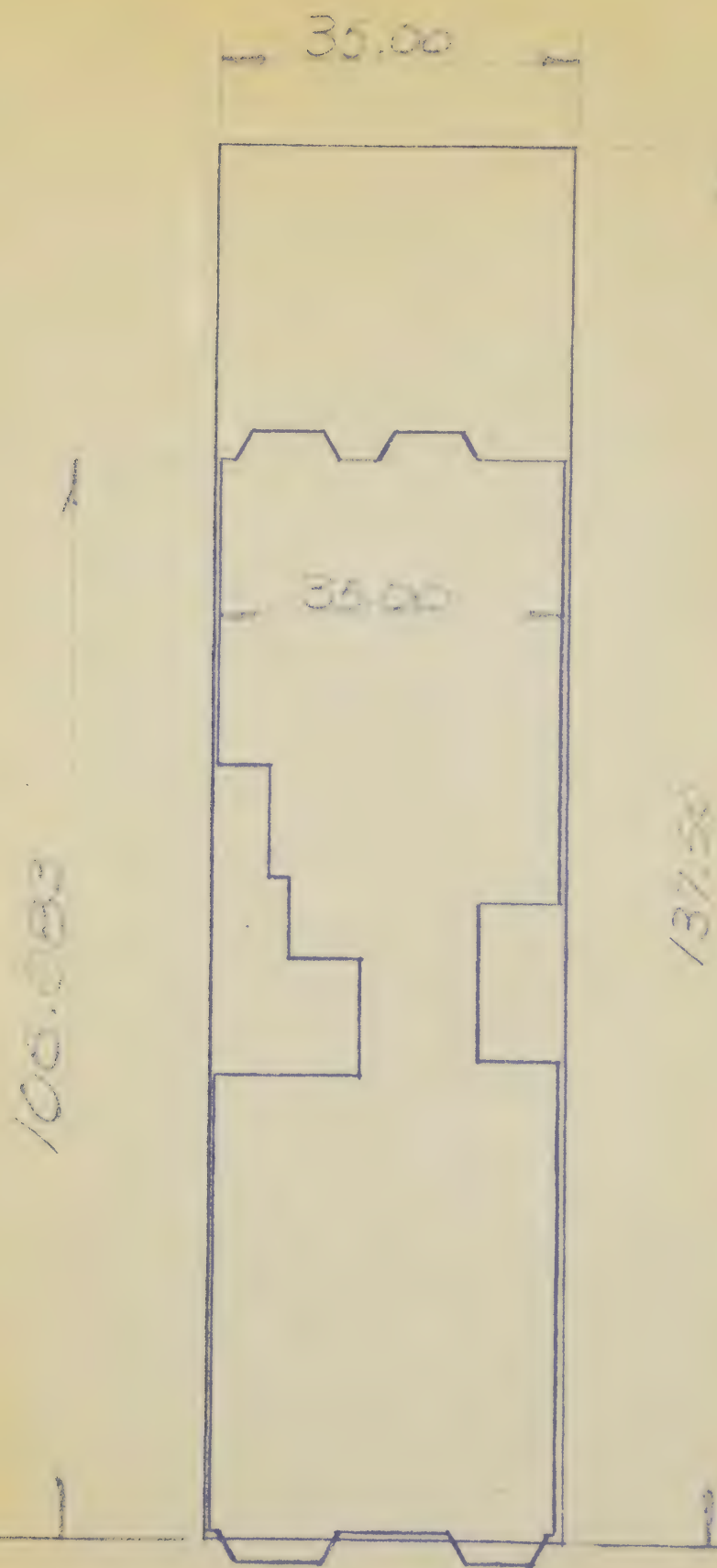
ESTIMATED MARKET VALUE

Land \$16,600
 Building 95,400
 Equipment
 TOTAL \$112,000

CORRELATION AND ANALYSIS

TV shop at \$30.00 per month rent not given full consideration. Partly furnished units are for purpose of obtaining tenants and are occasional pieces by owner.

REFER TO COMPARABLE SALE



GOLDEN GATE AVE.

BLOCK 51 - PARCEL 14
ASSESSOR N° 75A- 6
20 SCALE 1"=20.00 FT



PARCEL 51/15
ASSESSOR'S BLOCK 754 LOT 5G

OWNER Jett Harrison Thomas, Leola Thomas, Irene Garrett & Helen Thomas

PROPERTY ADDRESS 1412 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 118' W. of Steiner St.
LOT SIZE 19.5 x 82.5 AREA 1608.75 sq. ft.
TOPOGRAPHY slight slope to East

ASSESSED VALUATION:

Land \$ 820
Building 1,200
TOTAL 2,020

TAXES: 1962-63 \$189.68

ZONING R3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

| | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 135 | |
| Adjusted Monthly Income | | \$ 135 |
| Adjusted Annual Income | | \$1,620 |

REMARKS

ANNUAL EXPENSES

| | |
|-----------------------------|---------|
| | \$ 530 |
| Annual Net Income | \$1,090 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|---|----------------------------|------------------------------------|---------------------------|
| TYPE | Single family - Party wall | AGE | 80 1 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 1948 |
| NO. OF STORIES | 2 | REMODELED | |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 1960 1 sq. ft. |
| EXTERIOR FINISH | Wood siding | INTERIOR FINISH | L & P |
| ROOF | Flat T & G | FLOORS | Pine |
| BATHS 1 toilet bowl back of basement t.b. & bath in separate location on
2nd floor lino. floor (leg tub) | | | |
| KITCHEN 1 above & 1 below, bath have integral sink & cabinet (porcelain) | | | |
| WIRING & LIGHTING Pull chain in upper kitchen, old fixtures - some rewiring. | | | |
| HEAT circ. gas heat | | | |
| NO. OF ROOMS | 7 | NO. OF UNITS | 1 |
| GARAGE SPACES - | | | |
| CONDITION OF EXTERIOR Poor to fair | | CONDITION OF INTERIOR poor to fair | |
| REMARKS Basement apt. substandard not included in appraisal. | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$25,480 |
| Less Observed Depreciation | 19,100 |
| Depreciated Value of Improvements | 6,370 |
| Plus Land Value 19.5 front ft. x \$ 389.36 | 7,600 |
| Indicated Value of Land & Improvements | 13,970 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 8 x \$ 1,620 Annual Gross Income | |
| Indicated Value of Land & Improvements | \$13,000 |

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 1,750 per room-Land & Bldg. x 7 rms. \$12,250
or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|---------|
| Land | \$7,600 |
| Building | 4,900 |
| Equipment | |
| TOTAL | 12,500 |

CORRELATION AND ANALYSIS

Subject has larger lot than the row Cottages
and 505 Lyon St.

REFER TO COMPARABLE SALE

#6 Cottage Row - 505 Lyon



GOLDEN GATE AVE.

BLOCK 51-PARCEL 15
ASSESSOR N^o 754-56
10 SCALE 1"=10.00 FT

PARCEL 51/16
ASSESSOR'S BLOCK 754 LOT 5F

OWNER Gilbert O. Mays & Georgia Mays

PROPERTY ADDRESS 1410 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 99' W. of Steiner St.

LOT SIZE 19 x 82.5

AREA 1567.5 sq. ft.

TOPOGRAPHY slight easterly slope

ASSESSED VALUATION:

Land \$ 800

Building 900

TOTAL 1,700

TAXES: 1962-63 \$159.63

ZONING R3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$

\$ 130

Adjusted Annual Income

\$1,560

REMARKS

Single family OBO

ANNUAL EXPENSES

\$ 538

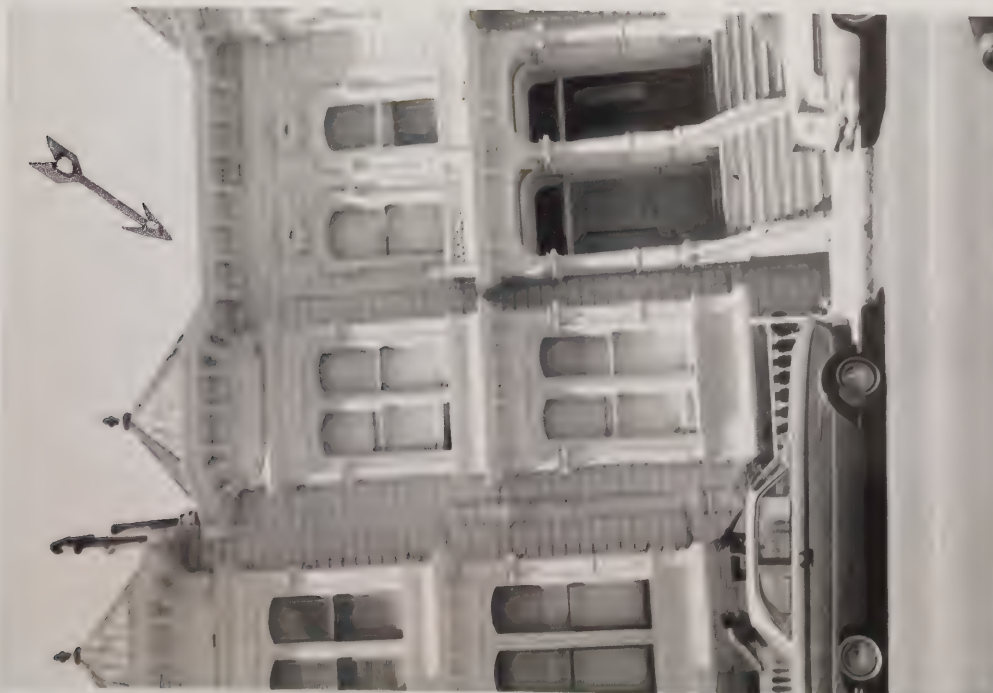
Annual Net Income \$1,022

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|--|--------------------------------|----------------------------|---------------------------|
| TYPE | Single family 080 - Party wall | AGE | 70 4 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 12/1/49 |
| NO. OF STORIES | 2 over basement | REMODELED | - |
| FOUNDATION | Brick & Concrete | TOTAL BUILDING AREA | 1715 4 sq. ft. |
| EXTERIOR FINISH | Wood siding | INTERIOR FINISH | L & P |
| ROOF | Flat | FLOORS | Pine |
| BATHS on 2nd floor -leg tub & toilet bowl separately located, lino. floor | | | |
| KITCHEN rubber tile floor, absorb. drainboard | | | |
| WIRING & LIGHTING old fixtures, inadequate | | | |
| HEAT circ. gas heater | | | |
| NO. OF ROOMS | 7 | NO. OF UNITS | One |
| GARAGE SPACES None | | | |
| CONDITION OF EXTERIOR Fair | | CONDITION OF INTERIOR fair | |
| REMARKS Wood entrance steps. Conc. floor in basement, some repair work evident in basement | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$22,295 |
| Less Observed Depreciation | 15,606 |
| Depreciated Value of Improvements | 6,689 |
| Plus Land Value <u>19</u> front ft. x \$ <u>389.36</u> | 7,400 |
| Indicated Value of Land & Improvements | 14,089 |

INCOME APPROACH

| | |
|---|--------------------------|
| Applying | % Capitalization Rate to |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8</u> x \$ <u>1.560</u> Annual Gross Income | 12,480 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 1.750 per room-Land & Bldg. x 7 rms. 12,250
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|--------|
| Land | 7,400 |
| Building | 5,100 |
| Equipment | |
| TOTAL | 12,500 |

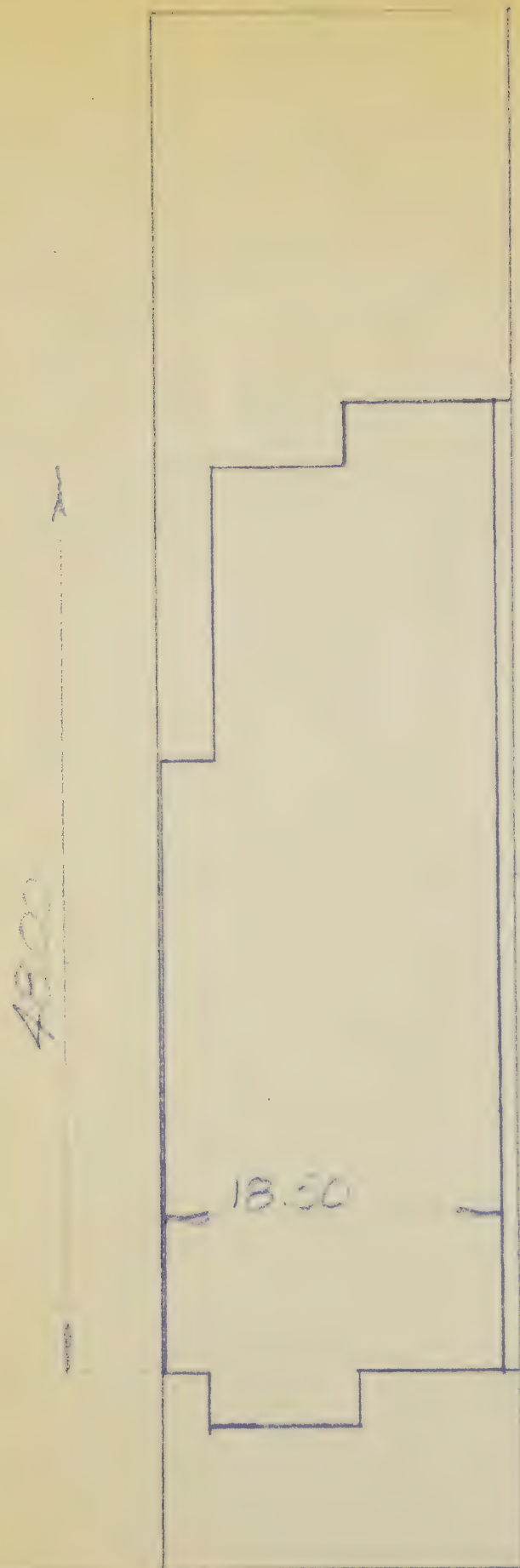
CORRELATION AND ANALYSIS

Subject has a larger lot than the comparables and is in fair condition.

REFER TO COMPARABLE SALE

#6 Cottage Row & 505 Lyon

1723



SPRING GATE AVE.

BLOCK 51 - PARCEL 16
ASSESSOR N° 754-5F
10 SCALE 1"=1000 FT

PARCEL 51/17
ASSESSOR'S BLOCK 754 LOT 5E

OWNER Sam Timmons and Lucille Timmons

PROPERTY ADDRESS 1408 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 80' W. of Steiner St.

LOT SIZE 19 x 82.5

AREA 1567.5 sq. ft.

TOPOGRAPHY slight slope to east

ASSESSED VALUATION:

Land \$ 800

Building 1,200

TOTAL 2,000

TAXES: 1962-63 187.80

ZONING R3

HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 55

MONTHLY
ADJUSTED RENT
\$ 125

Actual Monthly Income
Adjusted Monthly Income

Adjusted Annual Income

\$1,500

REMARKS Lower unit unknown

ANNUAL EXPENSES

\$ 368

Annual Net Income \$1,132

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|--------------|
| TYPE | 2 Apts - Party Wall | AGE | 80 $\pm$ |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 5/25/59 |
| NO. OF STORIES | 2 over basement | REMODELED | - |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 1858 sq. ft. |
| EXTERIOR FINISH | Wood siding | INTERIOR FINISH | L & P |
| ROOF | Flat T & G | FLOORS | Pine |
| BATHS | 1 eg tub & stool in 2 locations on both floors. | | |
| KITCHEN | Integral sink & cabinet (porcelain) in kitchen above.
Kitchen on 1st floor too - lino floor | | |
| WIRING & LIGHTING | pull chain in kitchen, old style inadequate | | |
| HEAT | Circ. gas heat. | | |
| NO. OF ROOMS | 7 | NO. OF UNITS | 2 (1/3, 1/4) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | poor to fair | CONDITION OF INTERIOR | poor |
| REMARKS | Storage in basement. - Wood entrance steps. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$24,154 |
| Less Observed Depreciation | 18,115 |
| Depreciated Value of Improvements | 6,039 |
| Plus Land Value <u>19</u> front ft. x \$ <u>389.36</u> | 7,400 |
| Indicated Value of Land & Improvements | 13,439 |

INCOME APPROACH

| | |
|---|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8</u> x \$ <u>1,500</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$12,000 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,750 per room-Land & Bldg. x 7 rms. \$12,250
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | 7,400 |
| Building | 5,100 |
| Equipment | |
| TOTAL | \$12,500 |

CORRELATION AND ANALYSIS

Subject has larger lot than the comparables & more rooms

REFER TO COMPARABLE SALE

#6 Cottage Row - 505 Lyon - 2584 Post

19.00

49.00

19.25

02.80

GOLDEN GATE AVE.

BLOCK 51-PARCEL 17
ASSESSOR N° 754-5E
1" = 1000 FT



PARCEL 51/18
ASSESSOR'S BLOCK 754 LOT 5C

OWNER Gloria Smallwood

PROPERTY ADDRESS 1406 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 60'-11" W. of Steiner St.

LOT SIZE 19.083 x 82.5

AREA 1574.35 sq. ft.

TOPOGRAPHY Slight slope to east

ASSESSED VALUATION:

Land \$ 800

Building 1,000

TOTAL 1,800

TAXES: 1962-63 \$169.02

ZONING R3

HIGHEST AND BEST USE

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 080

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 135

Adjusted Annual Income

\$1,620

REMARKS Single family

ANNUAL EXPENSES

\$ 552

Annual Net Income \$1,068

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE Single Family - Party Wall AGE 79
 CONSTRUCTION Wood frame DATE ACQUIRED 12/30/60
 NO. OF STORIES 2 over basement REMODELED -
 FOUNDATION Brick TOTAL BUILDING AREA 1772 $\pm$ sq. ft.
 EXTERIOR FINISH asbestos siding at front INTERIOR FINISH L & P
 Terrazzo entrance steps
 ROOF Flat T & G FLOORS Pine
 BATHS Toilet bowl in separate location from leg tub upstairs
 KITCHEN on 1st floor absorb. drainboard
 WIRING & LIGHTING Old style fixtures, inadequate, pull chains in hall & b.r.
 HEAT Circ. gas heater
 NO. OF ROOMS 7 NO. OF UNITS 2 (1/3, 1/4)
 GARAGE SPACES None
 CONDITION OF EXTERIOR Fair CONDITION OF INTERIOR poor to fair
 REMARKS basement used for storage - terrazzo entrance steps.
 This home is better than 1404 Golden Gate.

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$23,036 |
| Less Observed Depreciation | 12,277 |
| Depreciated Value of Improvements | 5,759 |
| Plus Land Value 19.083 front ft. x \$ 389.36 | 7,450 |
| Indicated Value of Land & Improvements | \$13,209 |

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of 8 x \$ 1,620 Annual Gross Income
 Indicated Value of Land & Improvements \$12,960

MARKET DATA APPROACH

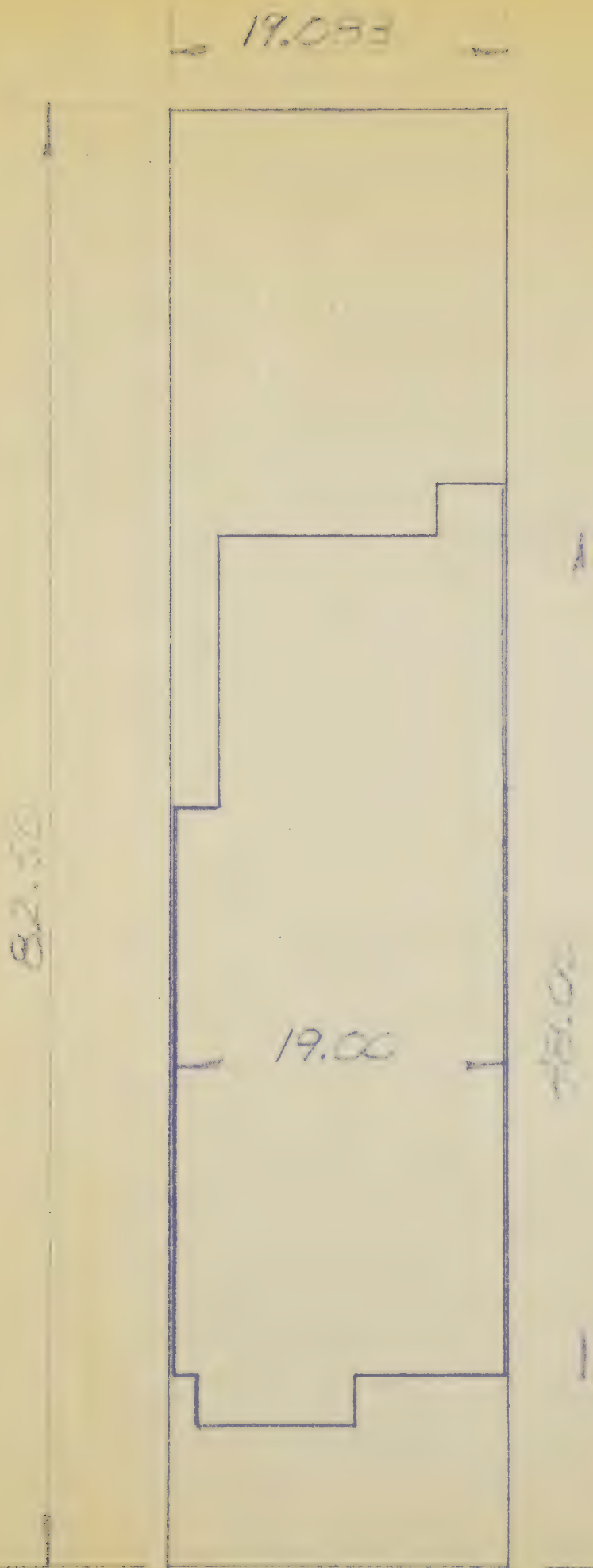
This type of Property has been selling on the
 basis of \$ 1,750 per room-Land & Bldg. x 7 rms. 12,250
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | 7,450 |
| Building | 5,050 |
| Equipment | - |
| TOTAL | \$12,500 |

CORRELATION AND ANALYSIS Subject has larger lot than the comparable & more rooms.
 subject has no garage where 2584 Post & 505 Lyon do. Market data approach most appropriate.

REFER TO COMPARABLE SALE 100 W. Webster - 505 Lyon



GOLDEN GATE AVE.

BLOCK 51-PARCEL 1B
ASSESSOR N°- 754-5C
10 SCALE 1"=1000

PARCEL 51/19
ASSESSOR'S BLOCK 754 LOT 58

OWNER Inez Patton
(New Owner Keihal)

PROPERTY ADDRESS 1404 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 41'-11" W. of Steiner St.

LOT SIZE 13 x 82.5

AREA 1567.5 sq. ft.

TOPOGRAPHY Grade descending easterly

ASSESSED VALUATION:

Land \$ 840
Building 1,200
TOTAL 2,040

TAXES: 1962-63 \$191.56

ZONING R3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 140

MONTHLY
ADJUSTED RENT
\$ 125

Adjusted Annual Income

\$1,500

REMARKS

ANNUAL EXPENSES

\$ 606

Annual Net Income \$ 894

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|--------------|
| TYPE | Single Family now rooming house | AGE | 65 1/2 |
| | Party Wall | | |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 1962 |
| NO. OF STORIES | 2 over basement | REMODELED | - |
| FOUNDATION | Brick & concrete | TOTAL BUILDING AREA | 1770 sq. ft. |
| EXTERIOR FINISH | Wood siding | INTERIOR FINISH | L & P |
| ROOF | Flat | FLOORS | Pine |
| BATHS | 1/2 tub, toilet separably located-no toilet or bath on 1st floor 1/2 no floor. | | |
| KITCHEN | Absorb drain board on 2nd floor, and 1st floor. 1/2 no. floor. | | |
| WIRING & LIGHTING | pull chain in bedroom & kithchen - inadequate | | |
| HEAT | Circ gas heater | | |
| NO. OF ROOMS | 6 | NO. OF UNITS | 4 (2/3) |
| GARAGE SPACES | small garage door old style - used for storage | | |
| CONDITION OF EXTERIOR | Poor | CONDITION OF INTERIOR | Poor |
| REMARKS | Sign on front door; Apt. 2 rooms - basement has rough conc. floor
No toilet on 1st floor, 2 kitchens (one on each floor) Manager gives owner \$125 mo.
for bldg. and manager pays utilities & repairs. Wood entrance steps. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$23,010 |
| Less Observed Depreciation | 18,408 |
| Depreciated Value of Improvements | 4,602 |
| Plus Land Value <u>19</u> front ft. x \$ <u>389.36</u> | 7,400 |
| Indicated Value of Land & Improvements | \$12,002 |

INCOME APPROACH

| | |
|---|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8</u> x \$ <u>1,500</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$12,000 |

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 1,750 per room-Land & Bldg. x 6 rms. 10,500
or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

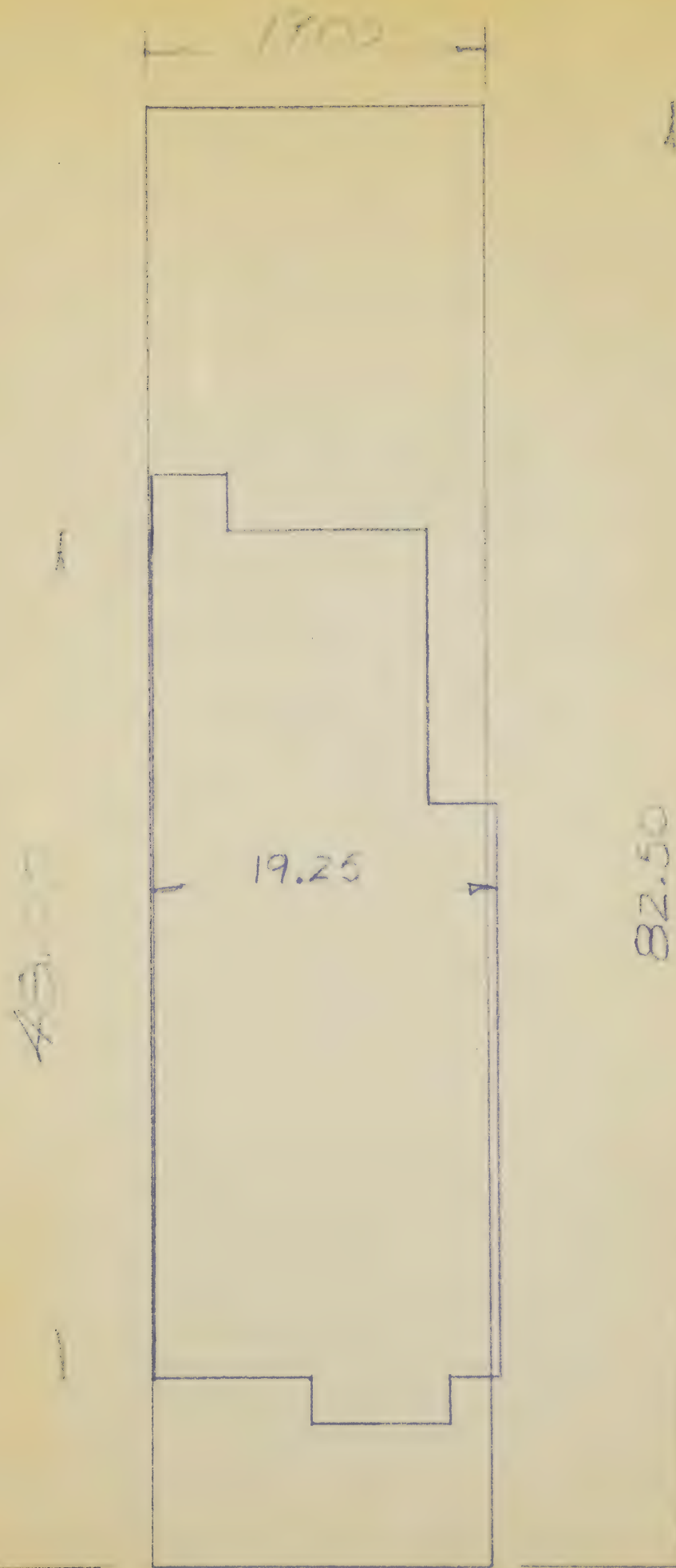
ESTIMATED MARKET VALUE

| | |
|-----------|----------|
| Land | 7,400 |
| Building | 4,600 |
| Equipment | |
| TOTAL | \$12,000 |

CORRELATION AND ANALYSIS This property has much deferred maintenance,
and is not as good as its party wall neighbors. Gross income multiplier
is appropriate for this property.

REFER TO COMPARABLE SALE

505 Lyon - 2584 Post St.



GOLDEN GATE AVE.

BLOCK 51 - PARCEL 19
ASSESSOR NO 734-0B
10 SCALE 1" = 10.00

PARCEL 51/20
ASSESSOR'S BLOCK 754 LOT 5D

OWNER Andrew Hickson

PROPERTY ADDRESS 1402 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. 22'-11" W. of Steiner St.
LOT SIZE 19 x 82.5 AREA 1567.5 sq. ft.

TOPOGRAPHY Grade descends East

ASSESSED VALUATION:

Land \$ 960
Building 1,150
TOTAL 2,110

TAXES: 1962-63 \$198.13

ZONING R3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

| | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 120 | |
| Adjusted Monthly Income | | \$ 120 |
| Adjusted Annual Income | | \$ 1,440 |

REMARKS

ANNUAL EXPENSES

| | |
|-----------------------------|----------|
| | \$ 218 |
| Annual Net Income | \$ 1,222 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|--------------------------|
| TYPE | Residence - Party Wall | AGE | 81 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 6/30/59 |
| NO. OF STORIES | 2 & Basemt. | REMODELED | - |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 1632 sq. ft. |
| EXTERIOR FINISH | Asb. Sh. Ft. -
Rustic in Rear | INTERIOR FINISH | L & P |
| ROOF | Flat W/T & G | FLOORS | 2 rm-Parquette; Pine (F) |
| BATHS | 1 - Split Lino (F) 3 old & Std. Fixtures | | |
| KITCHEN | 1 - lino floor Poor - Steel Drainboard & Sink | | |
| WIRING & LIGHTING | Rewired (Partly at least) | | |
| HEAT | Cir. Htr. (1st); Wall Htr. (2nd) 50.000BTU | | |
| NO. OF ROOMS | 8 | NO. OF UNITS | 1 |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | Party Wall w/1400 - 2 Rooms leased out | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$22,800 |
| Less Observed Depreciation | 14,800 |
| Depreciated Value of Improvements | 8,000 |
| Plus Land Value <u>19</u> front ft. x \$ <u>389.36</u> | 7,400 |
| Indicated Value of Land & Improvements | \$15,400 |

INCOME APPROACH

| | |
|---|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.0</u> x \$ <u>14.40</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$11,520 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1,750 per room-Land & Bldg. x 8 rms. \$14,000
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$ 7,400 |
| Building | 5,100 |
| Equipment | |
| TOTAL | \$12,500 |

CORRELATION AND ANALYSIS

Income & Mkt. best indicators of value for
 this property.

REFER TO COMPARABLE SALE

1530 Octavia - 616 Baker

19.55

18.90

82.50

18.833

GOLDEN GATE AVE

BLOCK 31 - PARCEL 20
ASSESSOR'S MAP 75A-50
10 SCALE 1"=10.00 FT

PARCEL 51/21
ASSESSOR'S BLOCK 754 LOT 5A

OWNER Grady Sumpter

PROPERTY ADDRESS 1400 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. & W/L Steiner St.

LOT SIZE 22.917 x 82.5

AREA 1890.65 sq. ft.

TOPOGRAPHY Slight slope

ASSESSED VALUATION:

Land \$1,370

Building 1,400

TOTAL 2,770

TAXES: 1962-63 \$260.10

ZONING R3

HIGHEST AND BEST USE Multi-Fmly

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 160

\$ 160

Adjusted Annual Income

\$ 1,920

REMARKS Older type building with new front facing, and
added painting on corner side.

ANNUAL EXPENSES

\$ 465

Annual Net Income \$ 1,455

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|-------------------------------|
| TYPE | 2 Flats - Party Wall | AGE | 79 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | - |
| NO. OF STORIES | 2 & basement | REMODELED | New Exterior Facing |
| FOUNDATION | Masonry & Concrete | TOTAL BUILDING AREA | 2148 sq. ft.
plus basement |
| EXTERIOR FINISH | Asbestos shingle &
RW rustic | INTERIOR FINISH | Plaster |
| ROOF | Flat T & G | FLOORS | Pine - poor |
| BATHS | 2 - very old & very poor lino floors | | |
| KITCHEN | 2 - very old & very poor - steel sink cases - lino floors | | |
| WIRING & LIGHTING | original - inadequate | | |
| HEAT | None | 2 Water heaters | |
| NO. OF ROOMS | 9 | NO. OF UNITS | 2 (1/4, 1/5) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Good - New
surface and some paint | CONDITION OF INTERIOR | - |
| REMARKS | Owner painting outside - inside filthy throughout. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$21,500 |
| Less Observed Depreciation | 15,000 |
| Depreciated Value of Improvements | 6,500 |
| Plus Land Value <u>22.917</u> front ft. x \$ <u>487.05</u> | 11,150 |
| Indicated Value of Land & Improvements | \$17,650 |

INCOME APPROACH

| | |
|---|--------------------------|
| Applying | % Capitalization Rate to |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.0</u> x \$ <u>1,920</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$15,360 |

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 1,750 per room-Land & Bldg. x 9 rms. \$15,750
or on basis of \$ per sq.ft. Land & Bldg. x 2 sq.ft.

ESTIMATED MARKET VALUE

| | |
|-----------|-----------|
| Land | 11,500 |
| Building | 4,250 |
| Equipment | |
| TOTAL | \$ 15,750 |

CORRELATION AND ANALYSIS

Gross rent multiple at income on a corner
exposure - is in line with offerings & sales in the general area.
Market data approach most appropriate.

REFER TO COMPARABLE SALE

822-24 Central Ave.
1931-33 Buchanan

22.917

84

22.917

82.50

STEINER ST

BLOCK 51-PARCEL 21
ASSESSOR N° 754- 5A
10 SCALE 1"=10.00 FT

PARCEL 51/22
ASSESSOR'S BLOCK 754 LOT 5

OWNER Krieger Realty Corporation

PROPERTY ADDRESS 1127 Steiner Street

LOCATION W/L Steiner St. 82'6" N. of Golden Gate Avenue
LOT SIZE 55 x 137.5 AREA 7562.5
TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$2,780
Building 8,100
TOTAL 10,880

TAXES: 1962-63 \$1,021.63

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

| | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 650 | |
| Adjusted Monthly Income | | \$ 650 |
| Adjusted Annual Income | | \$ 7,800 |

REMARKS

ANNUAL EXPENSES

| | |
|-----------------------------|----------|
| | \$ 1,133 |
| Annual Net Income | \$ 6,667 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|-----------------|
| TYPE | Garage Bldg. | AGE | 37 1/2 - |
| CONSTRUCTION | Conc. | DATE ACQUIRED | 1/12/59 |
| NO. OF STORIES | Two | REMODELED | |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 15000 |
| EXTERIOR FINISH | Stucco | INTERIOR FINISH | Conc. |
| ROOF | Wood ceiling and barrel roof memb-
rane water proofing | FLOORS | Conc. |
| BATHS | 3 toilets, 2 basins (one toilet not operating) | | |
| KITCHEN | None | | |
| WIRING & LIGHTING | Suspended overhead light sockets, some inexpensive fluor. | | |
| HEAT | None | | |
| NO. OF ROOMS | Six | NO. OF UNITS | One garage unit |
| GARAGE SPACES | See dimensions | | |
| CONDITION OF EXTERIOR | Poor to fair | CONDITION OF INTERIOR | Poor to fair |
| REMARKS | Five wood bow trusses support the roof. Good unobstructed space on the 2nd deck. The 1st deck has a conc. col. beam and girder system. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|---|-----------|
| Replacement Cost Today | \$112,500 |
| Less Observed Depreciation | 56,250 |
| Depreciated Value of Improvements | 56,250 |
| Plus Land Value <u>55</u> front ft. x \$ <u>600</u> | 33,000 |
| Indicated Value of Land & Improvements | \$ 89,250 |

INCOME APPROACH

| | |
|---|-----------|
| Applying <u>8.5</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>6667</u> | |
| Indicated Value of Land & Improvements | \$ 78,824 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u> </u> x \$ <u> </u> Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ per room-Land & Bldg. x rms.
or on basis of \$ 10.25 per sq.ft. Land & Bldg. x 7562.5 sq.ft. \$ 77,515

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$ 33,000 |
| Building | 45,000 |
| Equipment | |
| TOTAL | \$ 78,000 |

CORRELATION AND ANALYSIS

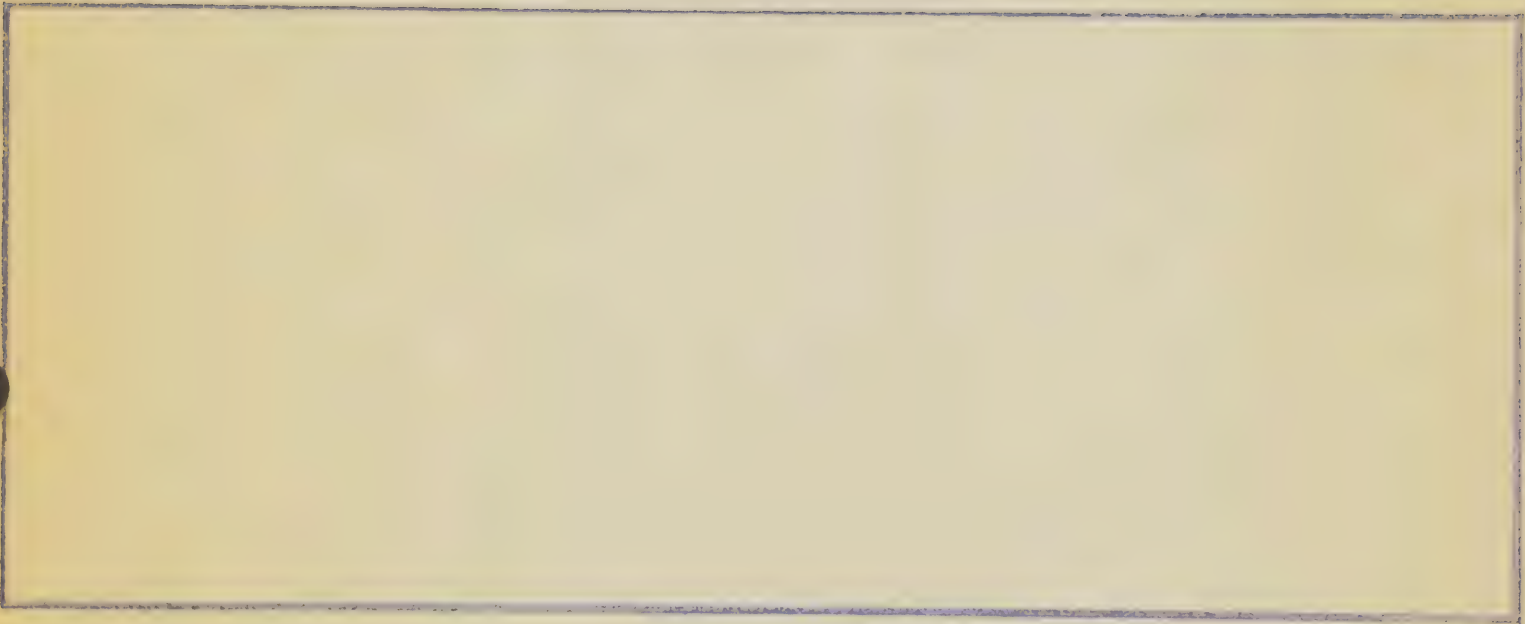
Property has enjoyed stable tenancy. Income and Market approach is suitable.

REFER TO COMPARABLE SALE

See land sales and sales of commercial land and improvements; 1701 Sutter St.; 1630 Franklin St.; 1656 California St.

1375

V



55.00

STEWART

BLOCK 51 - PARCEL 22
ASSessor A- 75A- 5
20 SCALE 1"=20.00 FT

PARCEL 51/23
ASSESSOR'S BLOCK 754 LOT 3

OWNER Mark Henry

PROPERTY ADDRESS 1145 Steiner St.

LOCATION W/L Steiner St. 87' - 1-3/4' S. of Turk St.
LOT SIZE 25 x 106.25 AREA 2656.25 sq. ft.

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,150
Building 600
TOTAL 1,750

TAXES: 1962-63 \$164.32

ZONING C2 HIGHEST AND BEST USE Business & Professional

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 15.

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 140

Adjusted Annual Income

\$ 1,680

REMARKS

Partial 080

ANNUAL EXPENSES

\$ 191

Annual Net Income \$ 1,489

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|------------------|
| TYPE | Single family | AGE | 27 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 1936 |
| NO. OF STORIES | One & Bsmt. | REMODELED | - |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 1025 sq. ft. |
| EXTERIOR FINISH | Comp. Shingle Rear & Sides - Stucco Front | INTERIOR FINISH | L & P Wood frame |
| ROOF | Comp. Shingle | FLOORS | Oak |
| BATHS | 1 Bath - Tiled Flr. & Tile Bd. Wain. | | |
| KITCHEN | Lino - Tile Board Wain - Tile Drain | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Central gas heat. | | |
| NO. OF ROOMS | 5 | NO. OF UNITS | one |
| GARAGE SPACES | Two | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Good to fair |
| REMARKS | Owner occupied - Frame built of used materials - shed in rear
Interior is semi-modern. Maintenance neglected. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$12,750 |
| Less Observed Depreciation | 7,000 |
| Depreciated Value of Improvements | 5,750 |
| Plus Land Value <u>25</u> front ft. x \$ <u>547.56</u> | 13,700 |
| Indicated Value of Land & Improvements | 19,450 |

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 3,500 per room-Land & Bldg. x 5 rms. \$17,500
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

| | |
|-----------|----------|
| Land | \$13,700 |
| Building | 3,800 |
| Equipment | |
| TOTAL | \$17,500 |

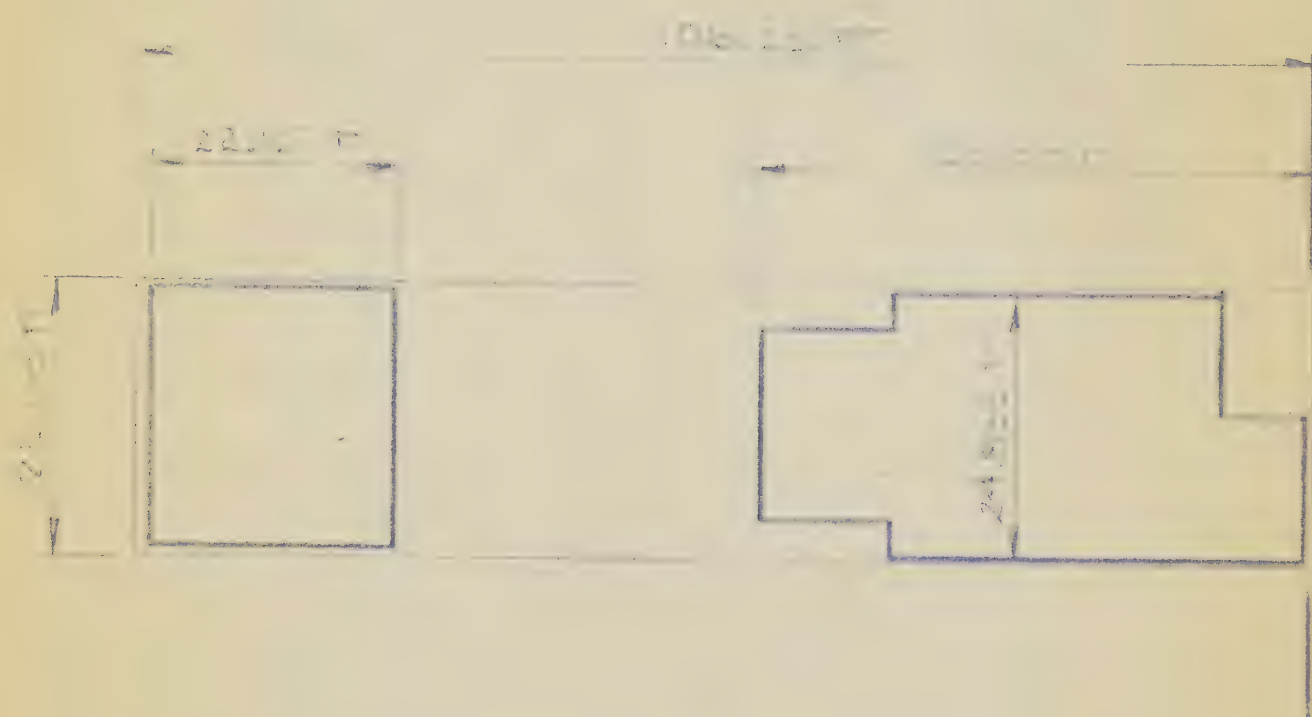
CORRELATION AND ANALYSIS

Market data approach most appropriate.

REFER TO COMPARABLE SALE

123 Webster St. - 730 Octavia

STEWART STREET



BLOCK N° 51 ~ PARCEL N° 23
ASSESSOR N° 754-3
20 SCALE : 1" = 20.00 FT.

PARCEL 51/23A
ASSESSOR'S BLOCK 754 LOT 4

OWNER Mark Henry, Etta Henry, and Isaac Henry

PROPERTY ADDRESS 1135 Steiner St. Formerly 1115 Steiner

LOCATION W/L Steiner St. 112'-1-3/4" S. of Turk St.
LOT SIZE 25.354 x 106.25 AREA 2693.86 sq. ft.

TOPOGRAPHY Level
ASSESSED VALUATION:

Land \$1,170
Building 150
TOTAL 1,320

TAXES: 1962-63 \$123.95

ZONING C2 HIGHEST AND BEST USE Commercial or Professional

UNLAWFUL USES

| <u>INCOME</u> | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 15 | |
| Adjusted Monthly Income | | \$ 125 |
| Adjusted Annual Income | | \$ 1,500 |

REMARKS Two small bedrooms in rear portion of dwelling.
Brother & sister occupy as owner.
Partial OBO

| | |
|-----------------------------|----------|
| <u>ANNUAL EXPENSES</u> | \$ 146 |
| Annual Net Income | \$ 1,354 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|--------------------|
| TYPE | One family | AGE | 83 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 1936 |
| NO. OF STORIES | One & bsmt. | REMODELED | Bsmt. for two cars |
| FOUNDATION | Brick - Concrete | TOTAL BUILDING AREA | 1536 sq. ft. |
| EXTERIOR FINISH | Rustic | INTERIOR FINISH | L & P Wall Paper |
| ROOF | Asphalt Shingle - Gable | FLOORS | Pine |
| BATHS | Lino - Leg Tub - Marble W.S. | | |
| KITCHEN | Lino. T & G Wain. | | |
| WIRING & LIGHTING | Inadaquate | | |
| HEAT | Central gas furnace | | |
| NO. OF ROOMS | 7 | NO. OF UNITS | One |
| GARAGE SPACES | Two | | |
| CONDITION OF EXTERIOR | Poor | CONDITION OF INTERIOR | Poor |
| REMARKS | old shed in rear - conc slab - wood sides & roof
Central gas fur. installed within last 20 yrs. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$14,000 |
| Less Observed Depreciation | 14,000 |
| Depreciated Value of Improvements | |
| Plus Land Value 25.354 front ft. x \$ 547.55 | 13,900 |
| Indicated Value of Land & Improvements | 13,900 |

INCOME APPROACH

| | |
|--|--------------------------|
| Applying | % Capitalization Rate to |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 9.04 x \$ 1,500 Annual Gross Income | \$13,569 |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
basis of \$ 2,000 per room-Land & Bldg. x 7 rms. \$14,000
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

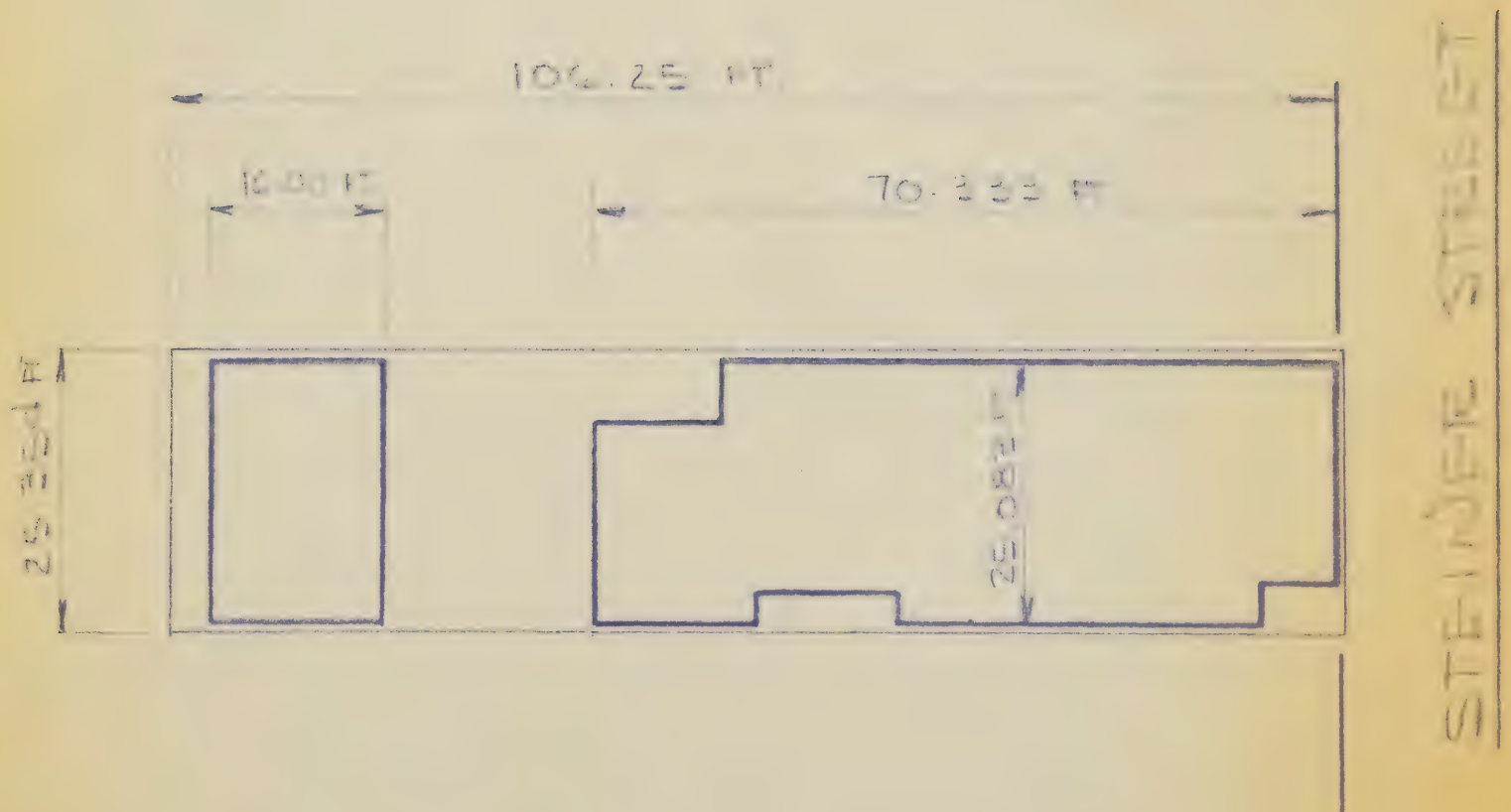
| | |
|-----------|----------|
| Land | \$13,900 |
| Building | - |
| Equipment | - |
| TOTAL | \$13,900 |

CORRELATION AND ANALYSIS

Very old improvement - Central heat
installed - location in C-2 Zone Cost approach most appropriate.

REFER TO COMPARABLE SALE

2949 Sacramento St.



BLOCK N° 51 ~ PARCEL N° 23A
ASSESSOR N° 754-4
20 SCALE : 1" = 20.00 FT.

BLOCK 52

BLOCK NO. 52

| <u>PARCEL NO.</u> | <u>ESTIMATED
MARKET VALUE</u> | <u>ASSESSED
VALUE</u> | <u>PERCENTAGE RELATIONSHIP OF
ASSESSED TO MARKET VALUE</u> |
|-------------------|-----------------------------------|---------------------------|--|
| 2 | \$ 75,000.00 | \$ 20,000.00 | 26.7 |
| 3 | 38,450.00 | 7,700.00 | 20.0 |
| 4 | 50,250.00 | 4,090.00 | 8.1 |
| 5 | 205,000.00 | 8,170.00 | 4.0 |
| 6 | 150,000.00 | 18,270.00 | 12.2 |
| 7 | 200,000.00 | 12,830.00 | 6.4 |
| 8 | 305,000.00 | 50,465.00 | 16.5 |
| | <hr/> | | |
| | \$1,023,700.00 | | |

PARCEL 52/2
ASSESSOR'S BLOCK 755 LOT 11

OWNER Horowitz, Sonathan B. Construction Co., Inc.

PROPERTY ADDRESS 1110 Steiner Street

LOCATION E/L Steiner St. 82' from N/L Golden Gate Avenue

LOT SIZE 40 x 55.50 AREA 2,220

TOPOGRAPHY Slight slope to north

ASSESSED VALUATION:

Land \$1,470

Building new bldg. not assessed TAXES: 1962-63 Estimated at \$1,800

TOTAL \$20,000 estimated

ZONING R-3 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 760

MONTHLY
ADJUSTED RENT
\$ 694.50

Actual Monthly Income
Adjusted Monthly Income

Adjusted Annual Income

\$ 8,333

REMARKS

ANNUAL EXPENSES

\$ 2,308

Annual Net Income \$ 6,025

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|---|
| TYPE | Apts. | AGE | Built 1963 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 10/2/59 |
| NO. OF STORIES | Two over garages | REMODELED | New |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 3,538 |
| EXTERIOR FINISH | Stucco, rustic sides and rear. Vert. board bays | INTERIOR FINISH | Sheetrock, walls and cells. texture finish. Sound proof bet apts. |
| ROOF | Flat T&G | FLOORS | Plywd. with carpet over. Deadening felt 2nd flr. |
| BATHS | Five, tile flrs, tile at tub. Counter sinks, formica. glass tub enclos. | | |
| KITCHEN | Five, electric counter, formica sinks, Hdwd. cabs, fan and hood | | |
| WIRING & LIGHTING | Conduit, adequate | | |
| HEAT | Elec. baseboard units | | |
| NO. OF ROOMS | 13 | NO. OF UNITS | 5 (3/2,1/3,1/4) |
| GARAGE SPACES | Five, separate overhead doors | | |
| CONDITION OF EXTERIOR | Excellent | CONDITION OF INTERIOR | Excellent |
| REMARKS | Five walk-up on small lot. Well built, modern. Equipped with stoves, refrigerators, wall to wall carpets. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$60,146 |
| Less Observed Depreciation | |
| Depreciated Value of Improvements | 60,146 |
| Plus Land Value <u>55.5</u> front ft. x \$ <u>270.47</u> | 15,000 |
| Indicated Value of Land & Improvements | 75,146 |

INCOME APPROACH

| | |
|---|----------|
| Applying <u>8</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>6025</u> | |
| Indicated Value of Land & Improvements | \$75,300 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>9.5</u> x \$ <u>8,333</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$79,160 |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 5500 per room-Land & Bldg. x 13 rms. \$71,500
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$15,000 |
| Building | 60,000 |
| Equipment | |
| TOTAL | \$75,000 |

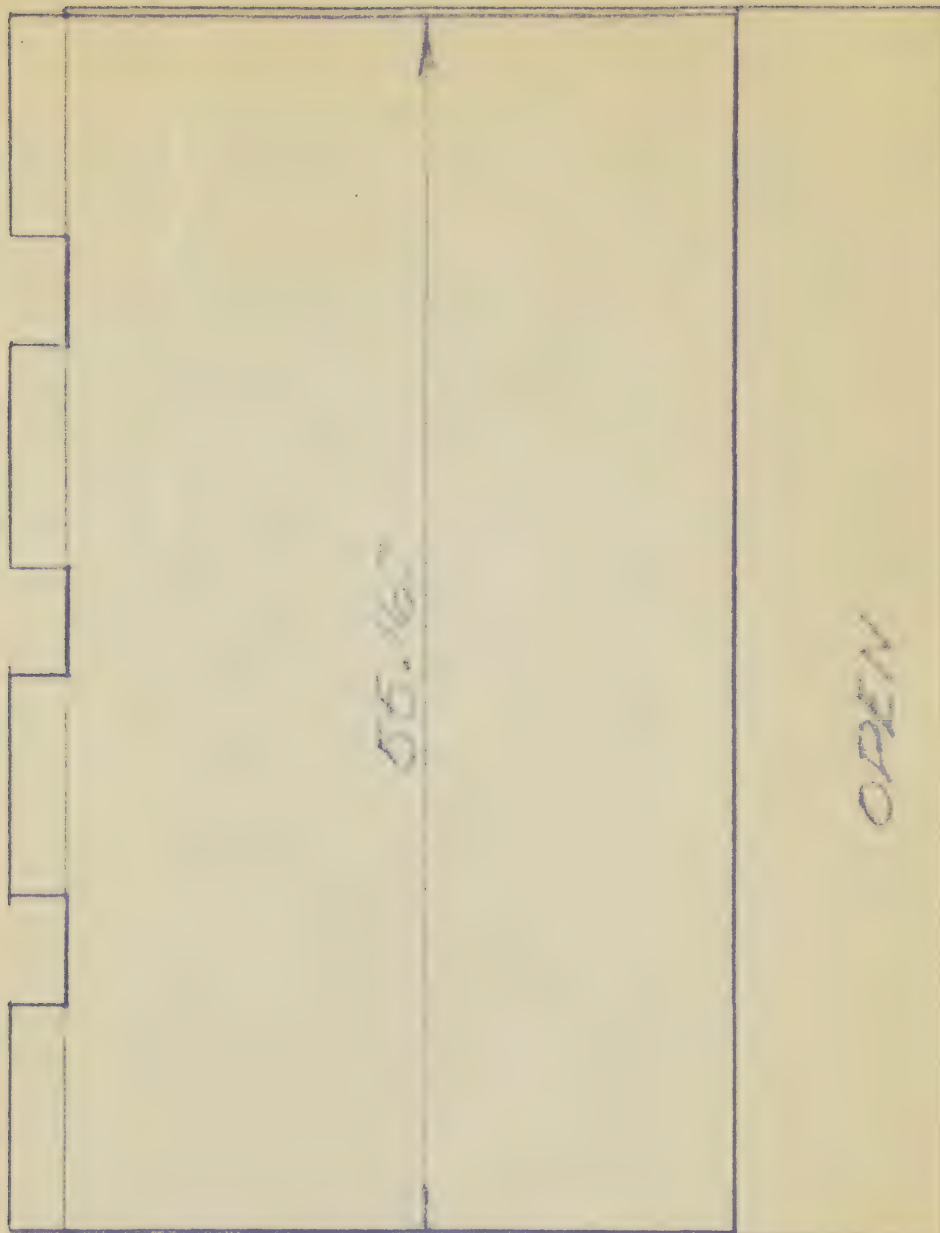
CORRELATION AND ANALYSIS

Cost approach applicable, new construction.

REFER TO COMPARABLE SALE

2144 Grove St., 1329 Pierce St.

30.583



40.00

55.50

OPEN

55.165

BLOCK 52-PARCEL 2
ASSESSOR N° 755-11
10 SCALE 1"=10.00

PARCEL 52/3
ASSESSOR'S BLOCK 755 LOT 10

OWNER Leslie L. Butler, & H Wollesen

PROPERTY ADDRESS 1392-96 Golden Gate Avenue

LOCATION N/L Golden Gate Ave & E/L Steiner St.
LOT SIZE 40 x 82 AREA 3,280
TOPOGRAPHY Level

ASSESSED VALUATION:

| | | | |
|----------|---------|----------------|----------|
| Land | \$2,500 | | |
| Building | 5,200 | TAXES: 1962-63 | \$723.03 |
| TOTAL | 7,700 | | |

ZONING R-3 HIGHEST AND BEST USE Multi-fmly.

UNLAWFUL USES

Kitchenetts in closets.

INCOME

| | MONTHLY
ACTUAL RENT | MONTHLY
ADJUSTED RENT |
|-------------------------|------------------------|--------------------------|
| Actual Monthly Income | \$ 650 | |
| Adjusted Monthly Income | | \$ 425 |
| Adjusted Annual Income | | \$ 5,100 |

REMARKS

At present operated as rooming house
with kitchenettes in closet and electric
plates. Appraised as three flats.

ANNUAL EXPENSES

| | |
|-----------------------------|----------|
| | \$ 999 |
| Annual Net Income | \$ 4,101 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|------------------|
| TYPE | Three flats | AGE | 70 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | |
| NO. OF STORIES | Three and bsmt. and pent house | REMODELED | For housekeeping |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 8460 |
| EXTERIOR FINISH | Rustic | INTERIOR FINISH | L&P |
| ROOF | T&G | FLOORS | Pine |
| BATHS | Three, lino flr, leg tubs, hard wall plus Wain. 7 toilets | | |
| KITCHEN | Three original use as bedroom and porch is now kitchen | | |
| WIRING & LIGHTING | Appears adequate and in conduit for electric switches and to use electric plates in sleeping rooms. | | |
| HEAT | Circ. gas htrs. | | |
| NO. OF ROOMS | 21 | NO. OF UNITS | Three (3/7) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | Well built 3 flat bldg. Bsmt is finished and was formerly used as rooms. Actual income is high. Room and furnished. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|-----------|
| Replacement Cost Today | \$107,500 |
| Less Observed Depreciation | 90,000 |
| Depreciated Value of Improvements | 17,500 |
| Plus Land Value 40 front ft. x \$ 510.94 | 20,450 |
| Indicated Value of Land & Improvements | 37,950 |

INCOME APPROACH

| | |
|--|----------|
| Applying % Capitalization Rate to | |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 7.55 x \$ 5100 Annual Gross Income | |
| Indicated Value of Land & Improvements | \$38,555 |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 1835 per room-Land & Bldg. x 21 rms. \$38,550
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$20,450 |
| Building | 18,000 |
| Equipment | |
| TOTAL | \$38,450 |

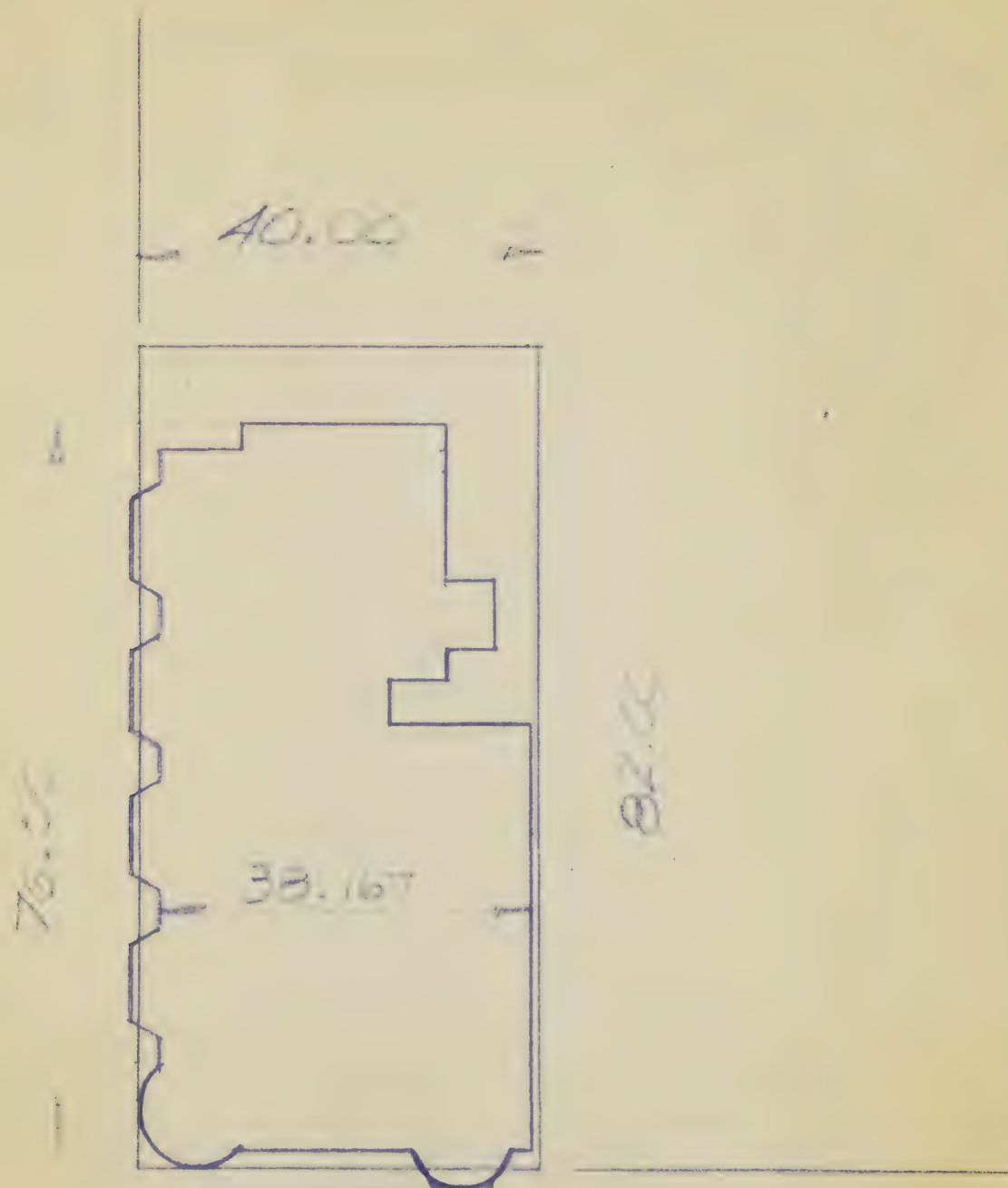
CORRELATION AND ANALYSIS

Income and Market Data Approaches suitable.

REFER TO COMPARABLE SALE

425-29 Steiner St., 2238-42 Fillmore St.

STEINER ST



GOLDEN GATE AVE.

BLOCK 52 - PARCEL 3
ASSESSOR N° 755-10
22 SCALE 1"=20.00 FT

PARCEL 52/4
ASSESSOR'S BLOCK 775 LOT 9

OWNER David M. Strohauer and Shirley A. Strohauer, George M. Simmons
and Lillian S. Simmons

PROPERTY ADDRESS 1386-88 Golden Gate Avenue

LOCATION N/L Golden Gate Avenue 40' from E/L Steiner St.

LOT SIZE 30 x 137.50

AREA 4,125

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,690

Building 2,400

TOTAL 4,090

TAXES: 1962-63 \$384.05

ZONING C-2

HIGHEST AND BEST USE

Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 080

Adjusted Monthly Income

\$ 460

Adjusted Annual Income

\$ 5,520

REMARKS

ANNUAL EXPENSES

\$ 695

Annual Net Income \$ 4,825

EQUIPMENT

DESCRIPTION OF EQUIPMENT

Wd. frame kennels included in cost. no special
adjustment.

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

TYPE Dog/Cat Hospital and flat AGE 36

CONSTRUCTION Wd. frame DATE ACQUIRED 7/31/61

NO. OF STORIES Two each REMODELED

FOUNDATION Conc., Brick rear bldg. TOTAL BUILDING AREA 3975

EXTERIOR FINISH Stucco, rear is frame INTERIOR FINISH L&P, rear frame

ROOF Mission Tile and T&G FLOORS Lino in office area, Mdwd. in flat

BATHS Tub and shower, hextile flr., good condition

KITCHEN Lino flr, wood sink, not waterproofed.

WIRING & LIGHTING Adequate

HEAT Steam heat, boiler for hospital; gas circ. in flat

NO. OF ROOMS 10 NO. OF UNITS Two (1/4, 1/6)

GARAGE SPACES None

CONDITION OF EXTERIOR Good CONDITION OF INTERIOR Flat: Good

REMARKS Surgery rm formica sink. Bathing rm has tub and plumbing. Kennel area is conc. and has full drainage. Rear bldg. used for occasional kennel and storage. Office: Fair to Good

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$54,190 |
| Less Observed Depreciation | 23,690 |
| Depreciated Value of Improvements | 30,500 |
| Plus Land Value 30 front ft. x \$ 675 | 20,250 |
| Indicated Value of Land & Improvements | 50,750 |

INCOME APPROACH

Applying 9 % Capitalization Rate to
 Net Annual Income of \$ 4825
 Indicated Value of Land & Improvements \$53,600
 and/or
 Applying Annual Gross Rent Multiplier
 of 9.5 x \$ 5520 Annual Gross Income
 Indicated Value of Land & Improvements \$52,440

MARKET DATA APPROACH

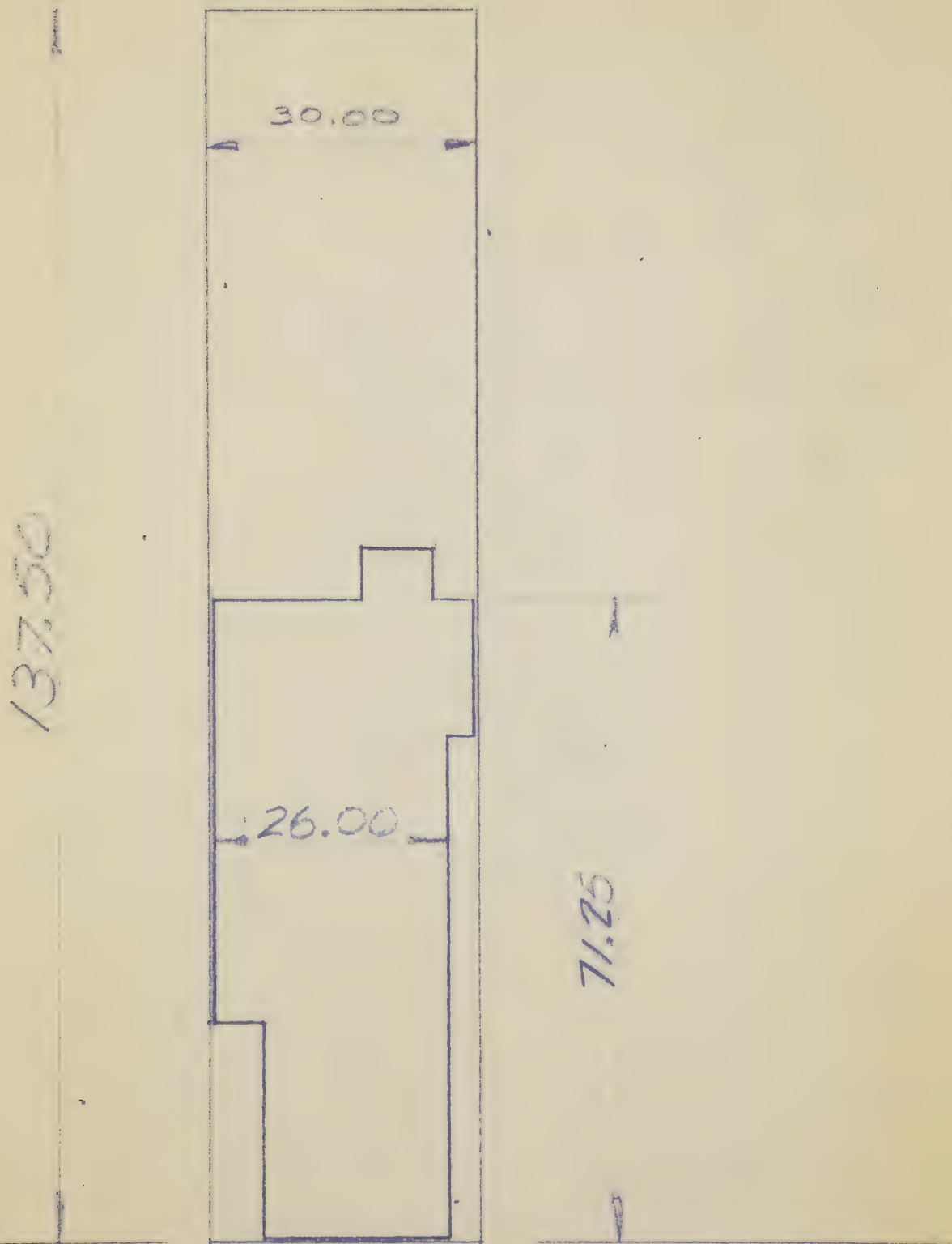
This type of Property has been selling on the
 basis of \$ per room-Land & Bldg. x rms.
 or on basis of \$ 12.25 per sq.ft. Land & Bldg. x 4125 sq.ft. \$50,530

ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$20,250 |
| Building | 30,000 |
| Equipment | |
| TOTAL | \$50,250 |

CORRELATION AND ANALYSIS This is an animal hospital and the entire premises have been converted into special purpose structure. Therefore reliance on cost approach is appropriate.

REFER TO COMPARABLE SALE



GOLDEN GATE AVE.

BLOCK 52 - PARCEL A
ASSESSOR NO 755-9
20 SCALE 1" = 20.00

PARCEL 52/5
ASSESSOR'S BLOCK 755 LOT 6

OWNER James MC Coy, Carrie O. McCoy, Bernard N. Boden & Adrienne Boden,
Porte D or Development Co., Inc.
PROPERTY ADDRESS 1350 Golden Gate

LOCATION N/L Golden Gate Ave 137'6" from E/L Steiner St.
LOT SIZE 68.75 x 137.50 AREA 9,453.125
TOPOGRAPHY Slight slope down to north and east

ASSESSED VALUATION:
Land \$3,870
Building 4,300
TOTAL 8,170
TAXES: 1962-63 \$767.16
ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

| <u>INCOME</u> | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 2,574 | |
| Adjusted Monthly Income | | \$ 1,980 |
| Adjusted Annual Income | | \$23,760 |

REMARKS New construction, rents not stablized.

| | |
|-----------------------------|----------|
| <u>ANNUAL EXPENSES</u> | \$ 6,600 |
| Annual Net Income | \$17,160 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|------------------------|
| TYPE | Apartment | AGE | $\frac{1}{2}$ yrs. |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | |
| NO. OF STORIES | Two | REMODELED | New |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 9,480 |
| EXTERIOR FINISH | Stucco | INTERIOR FINISH | Sheetrock |
| ROOF | Flat T&G | FLOORS | Wall to wall carpeting |
| BATHS | 20, 3 fixtures each, shower glass enclosure over tub, lino flr., some formica, wains. | | |
| KITCHEN | 20, lino flr, formica drainbrd., cabinets enamel sink | | |
| WIRING & LIGHTING | Adequate - conduit | | |
| HEAT | Wall, panel ray | | |
| NO. OF ROOMS | 58 | NO. OF UNITS | 20 (18/3,2/2) |
| GARAGE SPACES | 20 | | |
| CONDITION OF EXTERIOR | Excellent | CONDITION OF INTERIOR | Excellent |
| REMARKS | New construction completed 6/1/63. No kitchen built ins., inexpensive construction. There is an outdoor pool in the rear of lot. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|-----------|
| Replacement Cost Today | \$158,600 |
| Less Observed Depreciation | |
| Depreciated Value of Improvements | 158,600 |
| Plus Land Value <u>68.75</u> front ft. x \$ <u>675</u> | 46,400 |
| Indicated Value of Land & Improvements | 205,000 |

INCOME APPROACH

| | |
|--|-----------|
| Applying <u>8$\frac{1}{2}$</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>17160</u> | |
| Indicated Value of Land & Improvements | \$201,900 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>9.0</u> x \$ <u>23,760</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$213,840 |

MARKET DATA APPROACH

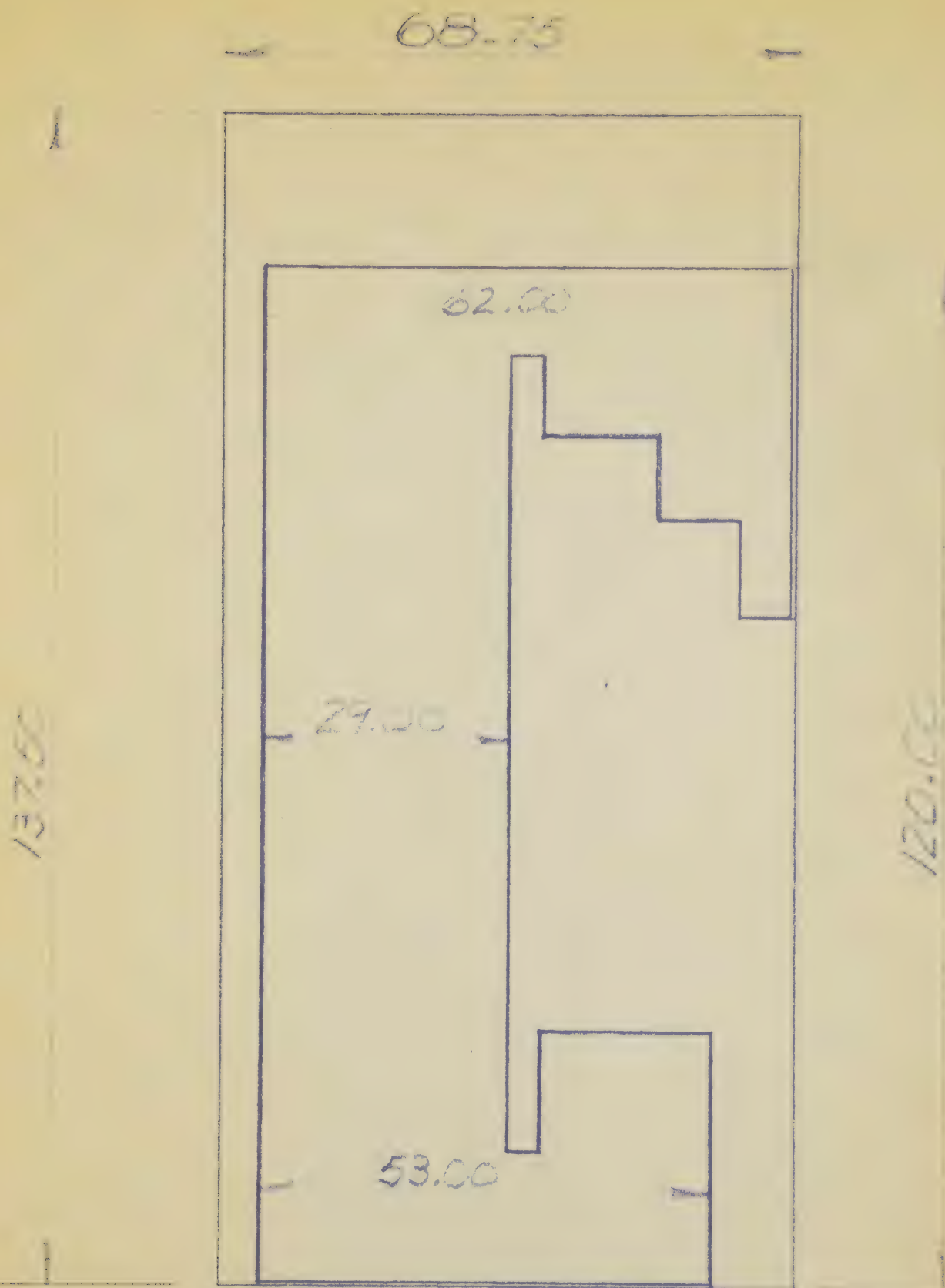
This type of Property has been selling on the basis of \$ 3,500 per room-Land & Bldg. x 58 rms. \$203,000
or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$ 46,400 |
| Building | 158,600 |
| Equipment | |
| TOTAL | \$205,000 |

CORRELATION AND ANALYSIS Market Data Approach supported by the cost approach
best means of arriving at value income data unreliable.

REFER TO COMPARABLE SALE



GOLDAN GATE AVE.

BLOCK 52 - PARCEL 5
ASSESSOR N° 755-6
20 SCALE 1"=100.00 FT

PARCEL 52/6
ASSESSOR'S BLOCK 755 LOT 5

OWNER Laurence Magendie

PROPERTY ADDRESS 1338-40 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 173'6" from W/L Fillmore St.

LOT SIZE 68.75 x 137.50 AREA 9,453.13

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$3,870

Building 14,400

TOTAL 18,270

TAXES: 1962-63 \$1,715.55

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 000

MONTHLY
ADJUSTED RENT
\$ 945

Actual Monthly Income
Adjusted Monthly Income

Adjusted Annual Income

\$11,340

REMARKS

ANNUAL EXPENSES

\$ 2,064

Annual Net Income \$ 9,276

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

TYPE Mortuary AGE 40

CONSTRUCTION Brick DATE ACQUIRED 8/29/34

NO. OF STORIES Two REMODELED

FOUNDATION Conc. TOTAL BUILDING AREA 10,900

EXTERIOR FINISH Brick front, stucco sides and rear INTERIOR FINISH L&P

ROOF Flat T&G, Mission tile front FLOORS W/W carpeting over pine

BATHS 1 full bath, 1 split bath and 2 extra toilets, hextile flr, tile wain. Apts: leg rub and recessed tub, hextile flr.

KITCHEN Two lino flr, formica sink and porcelian. Tile wain.

WIRING & LIGHTING Adequate

HEAT New 2 central gas furnaces, forced air

NO. OF ROOMS 24 NO. OF UNITS One plus 2 resident units on 2nd flr.

GARAGE SPACES One, rear of building

CONDITION OF EXTERIOR Good CONDITION OF INTERIOR Good

REMARKS Chapel, panelled to 9'. Bsmt. approx 18 x 30 washroom at roof line. Good sign, awning, covered hearse parking.

VALUATION ANALYSIS

COST APPROACH

| | |
|--|-----------|
| Replacement Cost Today | \$218,000 |
| Less Observed Depreciation | 109,000 |
| Depreciated Value of Improvements | 109,000 |
| Plus Land Value <u>68.75</u> front ft. x \$ <u>675</u> | 46,400 |
| Indicated Value of Land & Improvements | 155,400 |

INCOME APPROACH

Applying % Capitalization Rate to
 Net Annual Income of \$
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of x \$ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ per room-Land & Bldg. x rms.
 or on basis of \$ 15.75 per sq.ft. Land & Bldg. x 9453 sq.ft. \$148,900

ESTIMATED MARKET VALUE

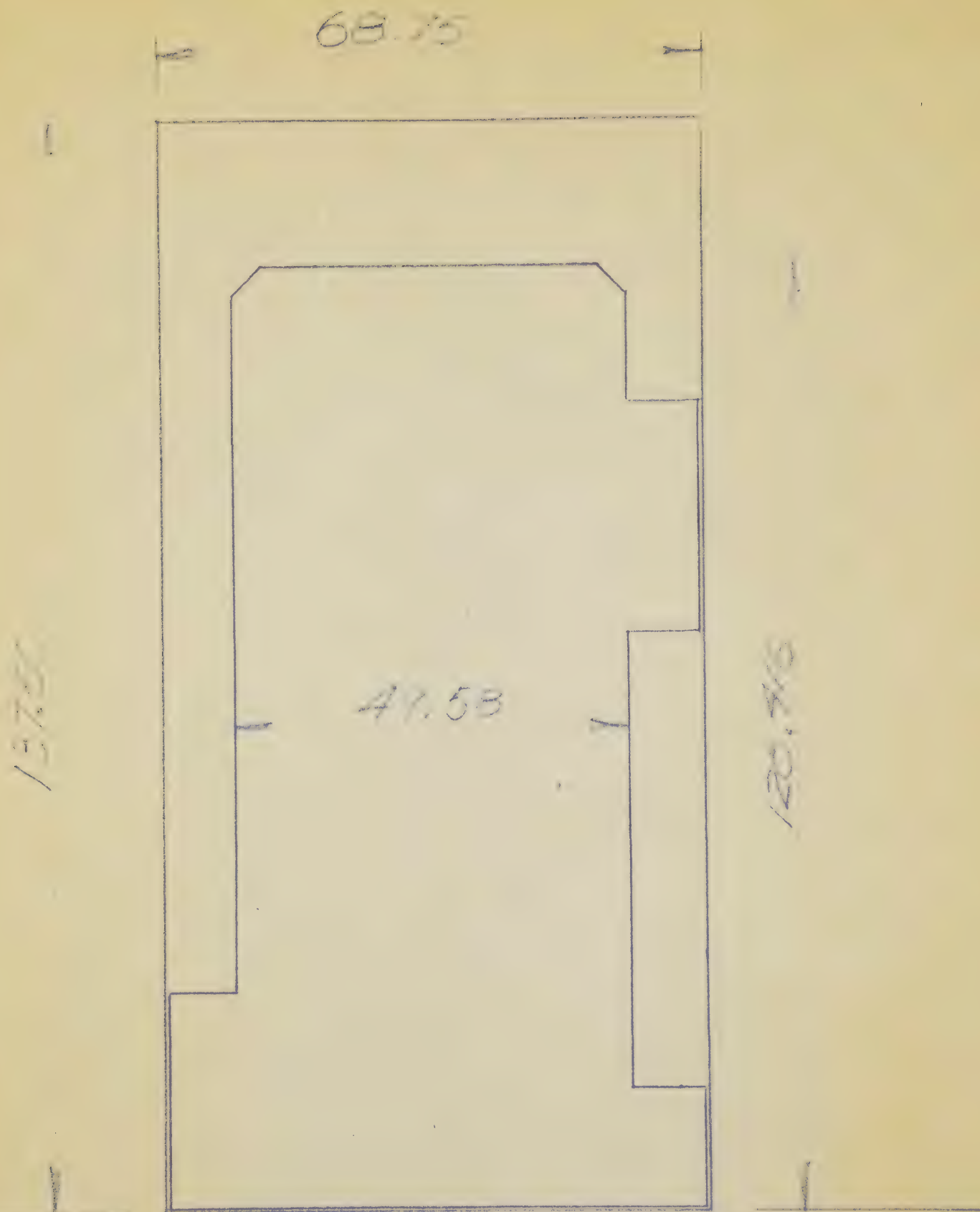
| | |
|---------------------|-----------|
| Land | \$ 46,400 |
| Building | 103,600 |
| Equipment | |
| TOTAL | \$150,000 |

CORRELATION AND ANALYSIS

Relied on cost approach because premises are special purpose structures.

REFER TO COMPARABLE SALE

Reference: Recent new mortuary constr. on Van Ness Avenue \$20. sq.ft. (Martin & Brown) See land sales.



GOLDEN GATE AVE.

BLOCK 52 PART 6
ASSESSOR N° 755-5
20 SCALE 1"=20.00

PARCEL 52/7
ASSESSOR'S BLOCK 755 LOT 3

OWNER El Bethel Missionary Baptist Church of San Francisco

PROPERTY ADDRESS 1320 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 80' from W/L Fillmore St.
LOT SIZE 57.50 x 137.50 AREA 7,906.25
TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$3,230
Building 9,600
TOTAL 12,830

TAXES: 1962-63 \$1,204.74 -church exempt.

ZONING C-2 HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ None as such

MONTHLY
ADJUSTED RENT

\$

Adjusted Annual Income

\$

REMARKS

ANNUAL EXPENSES

\$

Annual Net Income \$ None as such

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|-------------------------|
| TYPE | Church | AGE | rebuilt 1961 |
| CONSTRUCTION | Conc. | DATE ACQUIRED | |
| NO. OF STORIES | Two | REMODELED | basically new |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 13213 |
| EXTERIOR FINISH | Stucco | INTERIOR FINISH | Plaster |
| ROOF | Gable- comp | FLOORS | Resilient tile, carpets |
| BATHS | 12 toilet bowls, 11 basins, 5 urinals, 1 shower, liberal use of ceramic tile | | |
| KITCHEN | Modern kitchen, formica table tops, dishwasher, large range and hool | | |
| WIRING & LIGHTING | Suspended and recessed new fluor. | | |
| HEAT | Suspended gas htrs in auditorium, thermo controlled, some wall gas htrs and forced air system | | |
| NO. OF ROOMS | 16 | NO. OF UNITS | One integrated unit |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Very good | CONDITION OF INTERIOR | Very good |

REMARKS This stru cture was built in 1962 by the Nor-Cal construction Co. The upper level houses the main auditorium. The lower deck contains many accordian type wall dividers which can make about 9 rooms out the the large area. Most of the old improvement VALUATION ANALYSIS was demolished for church construction

COST APPROACH

| | |
|---|-----------|
| Replacement Cost Today | \$184,982 |
| Less Observed Depreciation | 20,000 |
| Depreciated Value of Improvements | 164,982 |
| Plus Land Value <u>57.5</u> front ft. x \$ <u>675</u> | 38,800 |
| Indicated Value of Land & Improvements | 203,732 |

INCOME APPROACH

Applying _____ % Capitalization Rate to
 Net Annual Income of \$ _____
 Indicated Value of Land & Improvements
 and/or
 Applying Annual Gross Rent Multiplier
 of _____ x \$ _____ Annual Gross Income
 Indicated Value of Land & Improvements

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ _____ per room-Land & Bldg. x _____ rms.
 or on basis of \$ 25.25 per sq.ft. Land & Bldg. x 7906 sq.ft \$199,627

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$ 38,800 |
| Building | 161,200 |
| Equipment | |
| TOTAL | \$200,000 |

CORRELATION AND ANALYSIS

This is a struction containing quality workmanship. Construction costs are the most relevant data here. Constr. costs were verified by Brother Fuller, but adjusted in cost approach to reflect entirely new const.

REFER TO COMPARABLE SALE

See land sales and construction costs indices.

57.50

49.583

133.49

137.20

GOLDEN GATE AVE.

BLOCK 52 - PARCEL 7
ASSESSOR N- 755 - 3
20 SCALE 1" = 2000 FT

PARCEL 52/8
ASSESSOR'S BLOCK 755 LOT 2

OWNER Melville Mack

PROPERTY ADDRESS 1101-1123 Fillmore Street

LOCATION Northwest corner Fillmore St. and Golden Gate Avenue

LOT SIZE 80 x 137.50 AREA 11,000

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$29,465

Building 21,000

TOTAL 50,465

TAXES: 1962-63 \$4738.66

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 3,592

Adjusted Monthly Income

\$ 3,592

Adjusted Annual Income

\$ 43,104

REMARKS

ANNUAL EXPENSES

\$ 12,869

Annual Net Income \$ 30,235

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|---|
| TYPE | Stores and apts. | AGE | 58 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 3/9/62 |
| NO. OF STORIES | Four and bsmt. | REMODELED | Now |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 42375 |
| EXTERIOR FINISH | Stucco front rustic si | INTERIOR FINISH | Plaster walls and ceiling |
| | sides | | |
| ROOF | Flat T&G | FLOORS | Tile in 1101; Conc. 1121-1117;
Pine 1119-1111; Apts Pine |
| BATHS | 31, one in each unit | | |
| KITCHEN | 31, one in each unit | | |
| WIRING & LIGHTING | Heavy conduit, drop neon- 1101-1119; Neon 1121 | | |
| HEAT | None in stores; steam heat in apts. | | |
| NO. OF ROOMS | 106 plus 5 stores | NO. OF UNITS | 36 (18/3, 13/4 plus 5 stores) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | Extensive remodeling now in order to make legal. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|-----------|
| Replacement Cost Today | \$635,000 |
| Less Observed Depreciation | 452,000 |
| Depreciated Value of Improvements | 183,000 |
| Plus Land Value 137'6" front ft. x \$ 909.00 | 125,000 |
| Indicated Value of Land & Improvements | 308,000 |

INCOME APPROACH

| | |
|--|-----------|
| Applying 10 % Capitalization Rate to | |
| Net Annual Income of \$ 30,235 | |
| Indicated Value of Land & Improvements | \$302,350 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of x \$ Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2,200 per room-Land & Bldg. x 137 rms. \$301,400
 or on basis of \$ 27.50 per sq.ft. Land & Bldg. x 11,000 sq.ft. 302,500

ESTIMATED MARKET VALUE

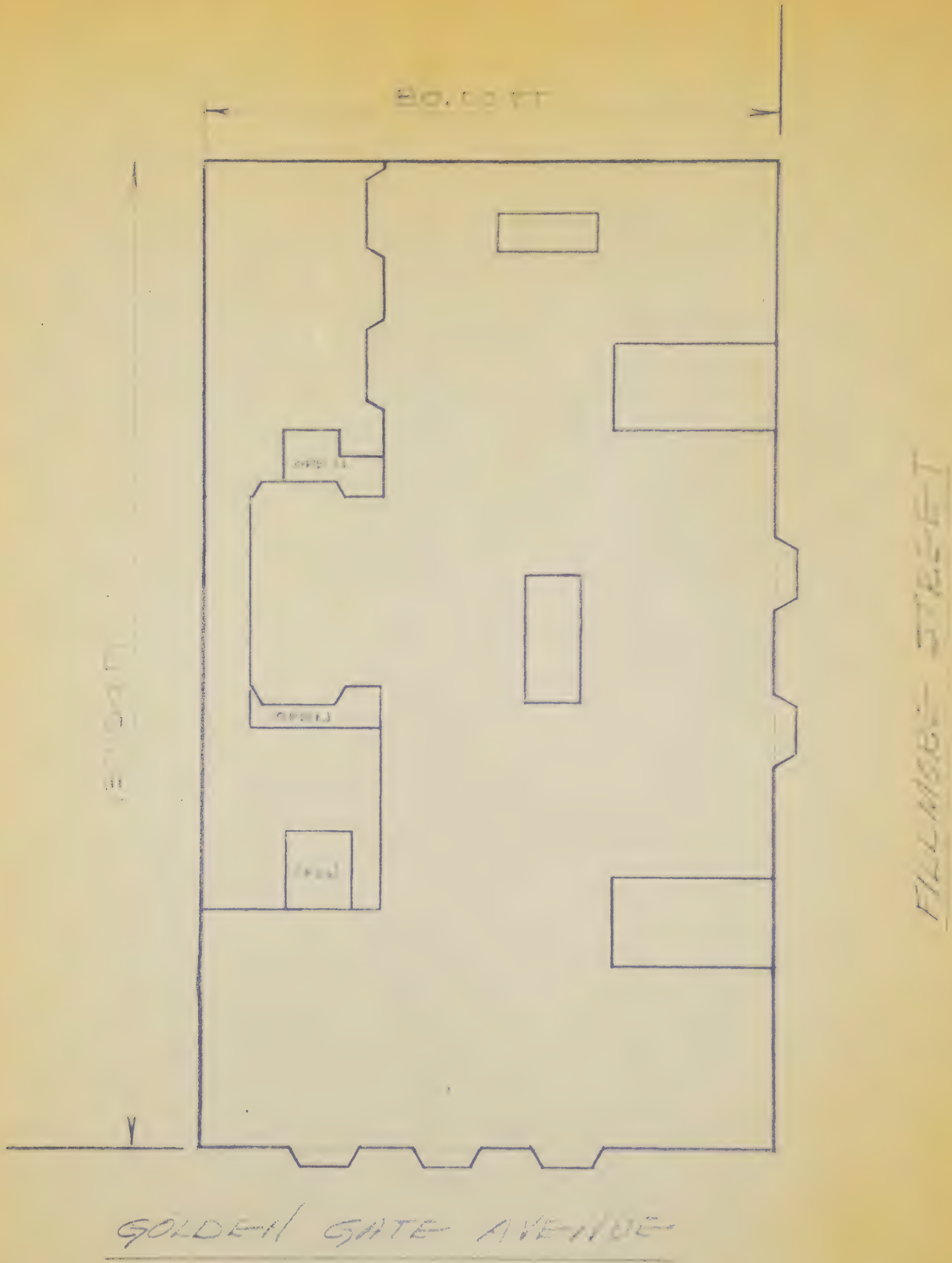
| | |
|---------------------|-----------|
| Land | \$125,000 |
| Building | 180,000 |
| Equipment | |
| TOTAL | \$305,000 |

CORRELATION AND ANALYSIS

Capitalization Approach is the best approach.
 Maintenance repairs and depreciation require a 10% capitalization.

REFER TO COMPARABLE SALE

NW Corner Sacramento and Fillmore St.



BLOCK N° 52 - PARCE - N° 8
ASSESSOR N° 755-2
20 SCALE 1" = 100 FT

BLOCK NO. 53

| <u>PARCEL NO.</u> | <u>ESTIMATED
MARKET VALUE</u> | <u>ASSESSED
VALUE</u> | <u>PERCENTAGE RELATIONSHIP OF
ASSESSED TO MARKET VALUE</u> |
|-------------------|-----------------------------------|---------------------------|--|
| 2 | \$ 40,000.00 | \$13,600.00 | 34.0 |
| 3 | 120,000.00 | 24,930.00 | 20.8 |
| 4 | 24,000.00 | 4,060.00 | 16.9 |
| 5 | 30,500.00 | 4,350.00 | 14.3 |
| 6 | 59,000.00 | 10,090.00 | 17.1 |
| 7 | 23,000.00 | 3,770.00 | 16.4 |
| 8 | 21,250.00 | 3,730.00 | 17.6 |
| 9 | 21,000.00 | 3,730.00 | 17.8 |
| 10 | 30,000.00 | 2,880.00 | 9.6 |
| 11 | 45,000.00 | 4,510.00 | 10.0 |
| 12 | 105,000.00 | 15,720.00 | 15.0 |
| 13 | 57,750.00 | 7,380.00 | 12.8 |
| | <hr/> \$576,500.00 | | |

PARCEL 53/2
ASSESSOR'S BLOCK 756 LOT 12

OWNER Sturart Kepner & Betty Kepner

PROPERTY ADDRESS 1124-32 Fillmore St.

LOCATION E/L Fillmore St. - 90' from N/L Golden Gate Ave.
LOT SIZE 10' x 70' & 37.5' x 100' AREA 4,450 sq.ft.

TOPOGRAPHY Level
ASSESSED VALUATION:

Land \$ 9,700
Building 3,900
TOTAL \$13,600

TAXES: 1962-63 \$1,277.04

ZONING C2 HIGHEST AND BEST USE Present

UNLAWFUL USES Upstairs wiring

INCOME

| | <u>MONTHLY
ACTUAL RENT</u> | <u>MONTHLY
ADJUSTED RENT</u> |
|-------------------------|--------------------------------|----------------------------------|
| Actual Monthly Income | \$ 415 | |
| Adjusted Monthly Income | | \$ 430 |
| Adjusted Annual Income | | \$ 5,160 |

REMARKS

ANNUAL EXPENSES

| | |
|-----------------------------|----------|
| | \$ 1,513 |
| Annual Net Income | \$ 3,647 |

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|------------------------|-----------------------|--------------------|
| TYPE | Stores & Flats | AGE | 73 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 6/24/60 |
| NO. OF STORIES | 1 (1132) - 3 (1124-30) | REMODELED | - |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 7,170 sq.ft. |
| EXTERIOR FINISH | Wood | INTERIOR FINISH | L & P |
| ROOF | Flat - T & G | FLOORS | Pine - magnesite |
| BATHS | 2 | | |
| KITCHEN | 2 | | |
| WIRING & LIGHTING | Inadequate | | |
| HEAT | - | | |
| NO. OF ROOMS | 16 & 3 stores | NO. OF UNITS | 5 (2/8 & 3 stores) |
| GARAGE SPACES | - | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|---|-----------|
| Replacement Cost Today | \$100,000 |
| Less Observed Depreciation | 92,301 |
| Depreciated Value of Improvements | \$ 7,699 |
| Plus Land Value <u>47.5</u> front ft. x \$ <u>679</u> | 32,250 |
| Indicated Value of Land & Improvements | \$ 39,949 |

INCOME APPROACH

| | |
|---|-----------|
| Applying <u>9</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>3,647</u> | |
| Indicated Value of Land & Improvements | \$ 40,530 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u> </u> x \$ <u> </u> Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ per room-Land & Bldg. x rms.
 or on basis of \$ 9.00 per sq.ft. Land & Bldg. x 4,450 sq.ft. \$ 40,050

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$ 32,250 |
| Building | 7,750 |
| Equipment | |
| TOTAL | \$ 40,000 |

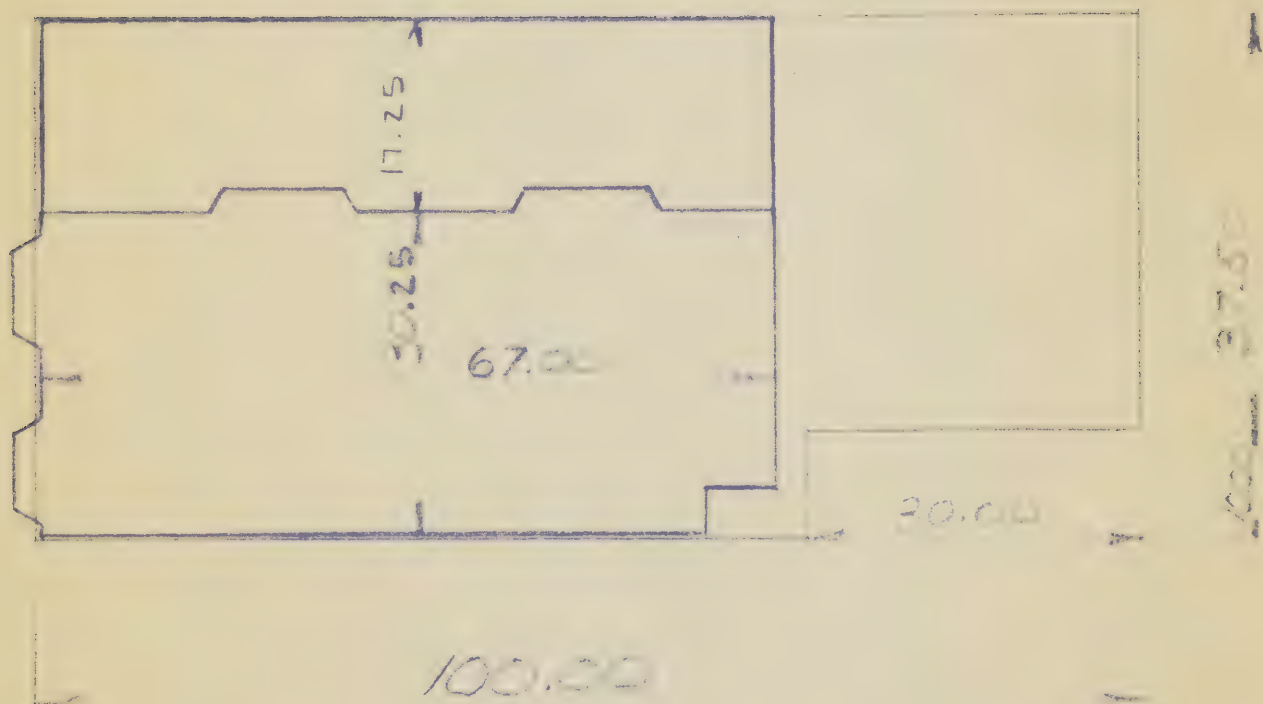
CORRELATION AND ANALYSIS

Market Data Approach is best indication of value.

REFER TO COMPARABLE SALE

935-937 Fillmore St. - 1006-10-12 Fillmore St.

ALL DIMENSIONS IN FEET



BATCH 53 - PARCEL 2
ASSESSOR N-756-12
20 SCALE 1"=20.00'

PARCEL 53/3
ASSESSOR'S BLOCK 756 LOT 11

OWNER Way Soon Lee & Suey Kim Lee, Wing Soon Ng & Lan Ying Ng

PROPERTY ADDRESS 1100-22 Fillmore St. & 1290 Golden Gate Ave.

LOCATION E/L Fillmore St. & N/L Golden Gate Ave.

LOT SIZE 45 x 90

AREA 4,050 sq.ft.

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$14,330
Building 10,600
TOTAL \$24,930

TAXES: 1962-63 \$2,340.93

ZONING C2

HIGHEST AND BEST USE Present

UNLAWFUL USES .

INCOME

MONTHLY
ACTUAL RENT
\$ 1,275

MONTHLY
ADJUSTED RENT
\$ 1,275

Actual Monthly Income
Adjusted Monthly Income

Adjusted Annual Income

\$ 15,300

REMARKS

ANNUAL EXPENSES

\$ 3,587

Annual Net Income \$ 11,713

EQUIPMENT

DESCRIPTION OF EQUIPMENT 2 built in cold storage boxes -
1 walk in freezer

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$ 5,000

SALVAGE VALUE 400



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|------------------------|
| TYPE | Stores - Hotel | AGE | 66 |
| CONSTRUCTION | Wood frame | DATE ACQUIRED | 5/12/61 |
| NO. OF STORIES | 3 | REMODELED | 1961-62 |
| FOUNDATION | Brick & Concrete | TOTAL BUILDING AREA | 11,640 sq.ft. |
| EXTERIOR FINISH | Rustic - stucco front | INTERIOR FINISH | L & P |
| ROOF | Flat - T & G | FLOORS | Concrete - lino - pine |
| BATHS | 4 with basin, tub & shower - 4 toilets only, separate - 20 basins | | |
| KITCHEN | - | | |
| WIRING & LIGHTING | Heavy conduit - drop neon | | |
| HEAT | Steam heat in hotel only | | |
| NO. OF ROOMS | 22 & 6 stores | NO. OF UNITS | 7 (1 hotel & 6 stores) |
| GARAGE SPACES | - | | |
| CONDITION OF EXTERIOR | Good | CONDITION OF INTERIOR | Good |
| REMARKS | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|-----------|
| Replacement Cost Today | \$129,600 |
| Less Observed Depreciation | 71,280 |
| Depreciated Value of Improvements | \$ 58,320 |
| Plus Land Value <u>90</u> front ft. x \$ <u>685.00</u> | 61,650 |
| Indicated Value of Land & Improvements | \$119,970 |

INCOME APPROACH

| | |
|---|-----------|
| Applying <u>10</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>11,713.</u> | |
| Indicated Value of Land & Improvements | \$117,150 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u> </u> x \$ <u> </u> Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ per room-Land & Bldg. x rms.
 or on basis of \$ 28.88 per sq.ft. Land & Bldg. x 4,050 sq.ft. \$117,000

ESTIMATED MARKET VALUE

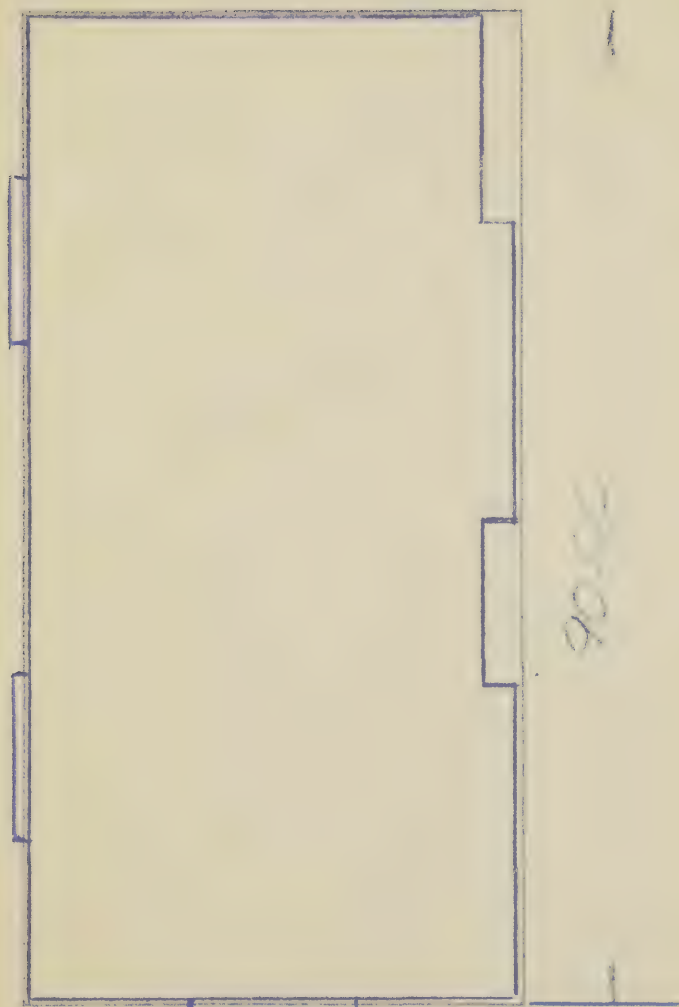
| | |
|---------------------|-----------|
| Land | \$ 61,650 |
| Building | 53,350 |
| Equipment | 5,000 |
| TOTAL | \$120,000 |

CORRELATION AND ANALYSIS Income Data Approach is best indication

REFER TO COMPARABLE SALE

N.E. Buxh & Fillmore Sts.
 E/L Fillmore St. - 48'2 1/4" S. of Washington St.

FILLMORE ST.



45.00

90.00

GOLDEN GATE AVE

BLOCK 53 - PARCEL 3
ASSESSOR A - 736 - 11
20 SCALE 1" = 20.00 FT

PARCEL 53/4
ASSESSOR'S BLOCK 756 LOT 10

OWNER Dewayne Holmes

PROPERTY ADDRESS 1284-88 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 45' from E/L Fillmore Street

LOT SIZE 25 x 90

AREA 2,250

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,560

Building 2,500

TOTAL 4,060

TAXES: 1962-63 \$381.23

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES Three room unit rear plumbing shop

INCOME

MONTHLY
ACTUAL RENT
\$ 185

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 250

Adjusted Annual Income

\$ 3,000

REMARKS Shop considered as including
illegal 3 rm apt. Consider
flat rent above market for area.

ANNUAL EXPENSES

\$ 665

Annual Net Income \$ 2,335

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|--|
| TYPE | Store and flat | AGE | 70 $\frac{1}{2}$ |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 5/22/59 |
| NO. OF STORIES | Two | REMODELED | |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 3,100 |
| EXTERIOR FINISH | Frame; stucco front | INTERIOR FINISH | L&P |
| ROOF | T&G, Mission tile facade | FLOORS | Pine, conc. in store and rear rooms (lino covered) |
| BATHS | Lino flr, recessed tub, one basin and one stool in store | | |
| KITCHEN | Lino flr, metal sink, original | | |
| WIRING & LIGHTING | Inadequate | | |
| HEAT | Circ. gas | | |
| NO. OF ROOMS | 11 | NO. OF UNITS | Three (1/4, 1/7 plus store) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | Glass display entry and some tile. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$37,200 |
| Less Observed Depreciation | 26,700 |
| Depreciated Value of Improvements | 10,500 |
| Plus Land Value <u>25</u> front ft. x \$ <u>552.82</u> | 13,800 |
| Indicated Value of Land & Improvements | 24,300 |

INCOME APPROACH

| | |
|---|----------|
| Applying <u>11</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>2335</u> | |
| Indicated Value of Land & Improvements | \$21,230 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8</u> x \$ <u>3,000</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$24,000 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1900 per room-Land & Bldg. x 13 rms. \$24,700
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

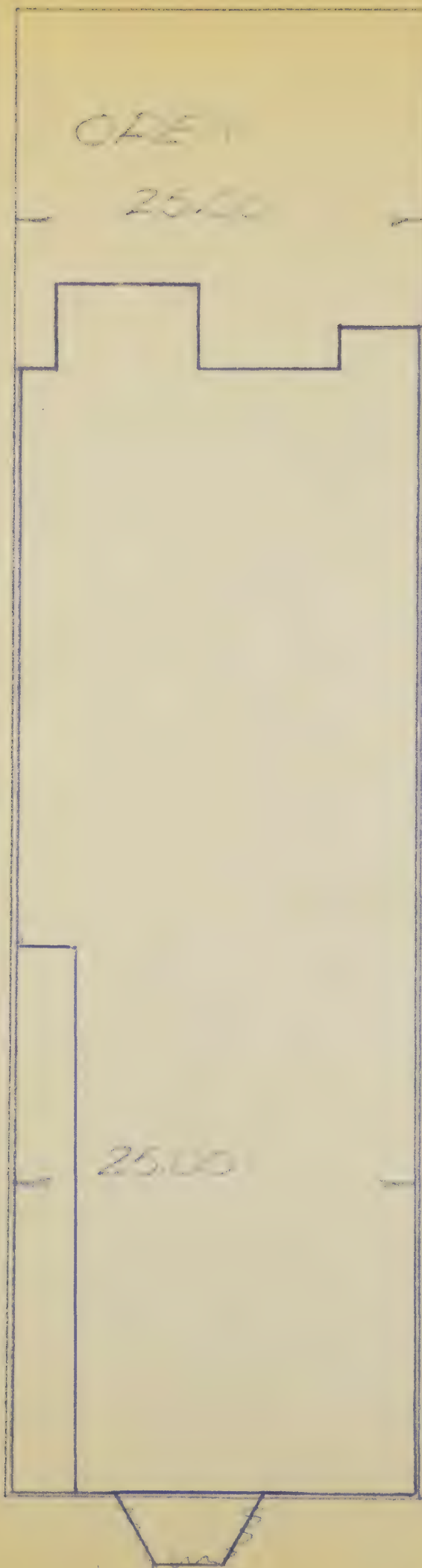
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$13,800 |
| Building | 10,200 |
| Equipment | |
| TOTAL | \$24,000 |

CORRELATION AND ANALYSIS

Income Approach best indication.

REFER TO COMPARABLE SALE



GOLDEN GATE AVE.

BLOCK 53 - PARCEL 4
ASSESSOR N° 756-10
20 SCALE 1" = 20.00 FT

PARCEL 53/5
ASSESSOR'S BLOCK 756 LOT 9

OWNER Josephine Campbell

PROPERTY ADDRESS 1276-82 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 70' from E/L Fillmore St.

LOT SIZE 30 x 100

AREA 3,000

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,950

Building 2,400

TOTAL \$4350

TAXES: 1962-63 \$408.47

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 170

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 405

Adjusted Annual Income

\$ 4,860

REMARKS Partially 080

ANNUAL EXPENSES

\$ 800

Annual Net Income \$ 4,060

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|--|
| TYPE | Flat over store | AGE | 70 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 10/31/60 |
| NO. OF STORIES | 2 plus bsmt. stores | REMODELED | 1963 |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 6018 |
| EXTERIOR FINISH | Stucco & frame | INTERIOR FINISH | LSP |
| ROOF | Flat T&G | FLOORS | Pine, Stores: conc. & wood
lino covered |
| BATHS | Five, lino flr., leg tubs | | |
| KITCHEN | THREE, lino flr, metal sinks | | |
| WIRING & LIGHTING | Inadequate | | |
| HEAT | Circ. gas htrs. | | |
| NO. OF ROOMS | 17 plus 2 stores | NO. OF UNITS | 3 units plus 2 stores
(see remarks) |
| GARAGE SPACES | None, converted to stores | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | Flats used as apts. Considered for appraisal purposes as flats. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$72,216 |
| Less Observed Depreciation | 58,516 |
| Depreciated Value of Improvements | 13,700 |
| Plus Land Value <u>30</u> front ft. x \$ <u>578.31</u> | 17,350 |
| Indicated Value of Land & Improvements | 31,050 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>6.5</u> x \$ <u>4860</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$31,600 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1365 per room-Land & Bldg. x 22 rms. \$30,030
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

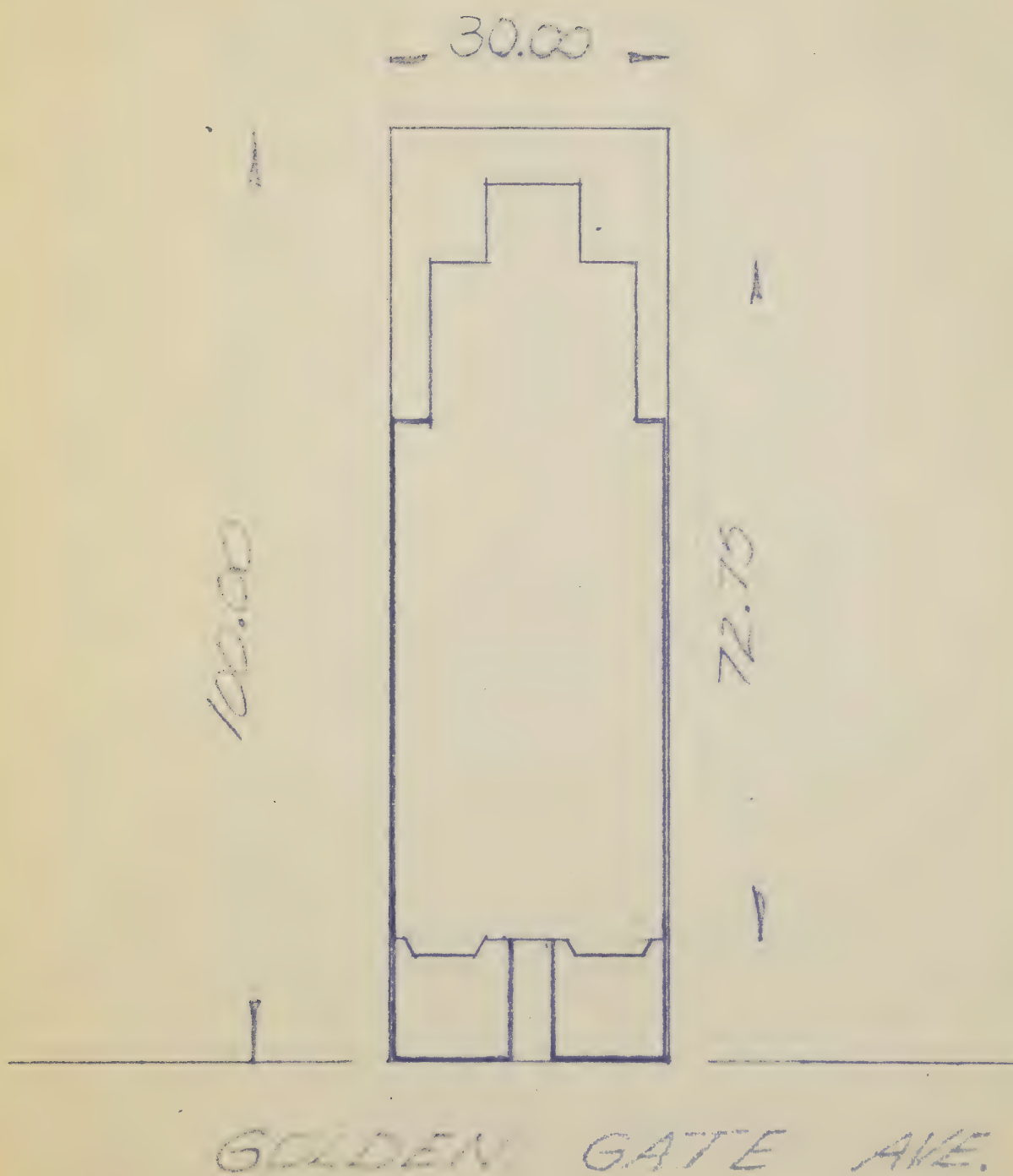
| | |
|---------------------|----------|
| Land | \$17,350 |
| Building | 13,150 |
| Equipment | |
| TOTAL | \$30,500 |

CORRELATION AND ANALYSIS

Relied on Income and Market Approaches.

REFER TO COMPARABLE SALE

1613-17 Laguna; 1940 Post St.



BLOCK 53-PARCEL 5
ASSESSOR N° 756-9
20 SCALE 1"=20.00 FT

PARCEL 53/6
ASSESSOR'S BLOCK 756 LOT 8

OWNER Sam Banayat

PROPERTY ADDRESS 1270-72 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 100' from E/L Fillmore St.

LOT SIZE 37.5 x B7.5 AREA 5,156.25

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$2,740

Building 7,350

TOTAL 10,090

TAXES: 1962-63 \$947.45

ZONING C-2 HIGHEST AND BEST USE Commercial

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 380

\$ 615

Adjusted Annual Income

\$ 7,380

REMARKS Partially vacant.

ANNUAL EXPENSES

\$ 1,899

Annual Net Income \$ 5,481

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|----------------------------|
| TYPE | Flats over stores | AGE | 45 |
| CONSTRUCTION | Brick exter wall frame | DATE ACQUIRED | 4/15/57 |
| NO. OF STORIES | Two plus grd. flr stores | REMODELED | Penthouse added |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 7700 |
| EXTERIOR FINISH | Brick and Stucco | INTERIOR FINISH | L&P |
| ROOF | T&G | FLOORS | Oak |
| BATHS | Tile flr, one stall tile shr and 6 shr OT, tile wain. | | |
| KITCHEN | Lino flr, seven, some stoves by landlord | | |
| WIRING & LIGHTING | Adequate | | |
| HEAT | Central furnace | | |
| NO. OF ROOMS | 18 plus stores | NO. OF UNITS | 8 (4/2,2/3,1/4 plus store) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair to poor |
| REMARKS | Neglected maintenance is apparent. Rents are low for heat, hot and cold water included. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$95,644 |
| Less Observed Depreciation | 59,644 |
| Depreciated Value of Improvements | 36,000 |
| Plus Land Value 37.5 front ft. x \$ 650 | 24,400 |
| Indicated Value of Land & Improvements | 60,400 |

INCOME APPROACH

| | |
|--|----------|
| Applying % Capitalization Rate to | |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 8 x \$ 7380 Annual Gross Income | |
| Indicated Value of Land & Improvements | \$59,000 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 2700 per room-Land & Bldg. x 22 rms. \$59,400
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

ESTIMATED MARKET VALUE

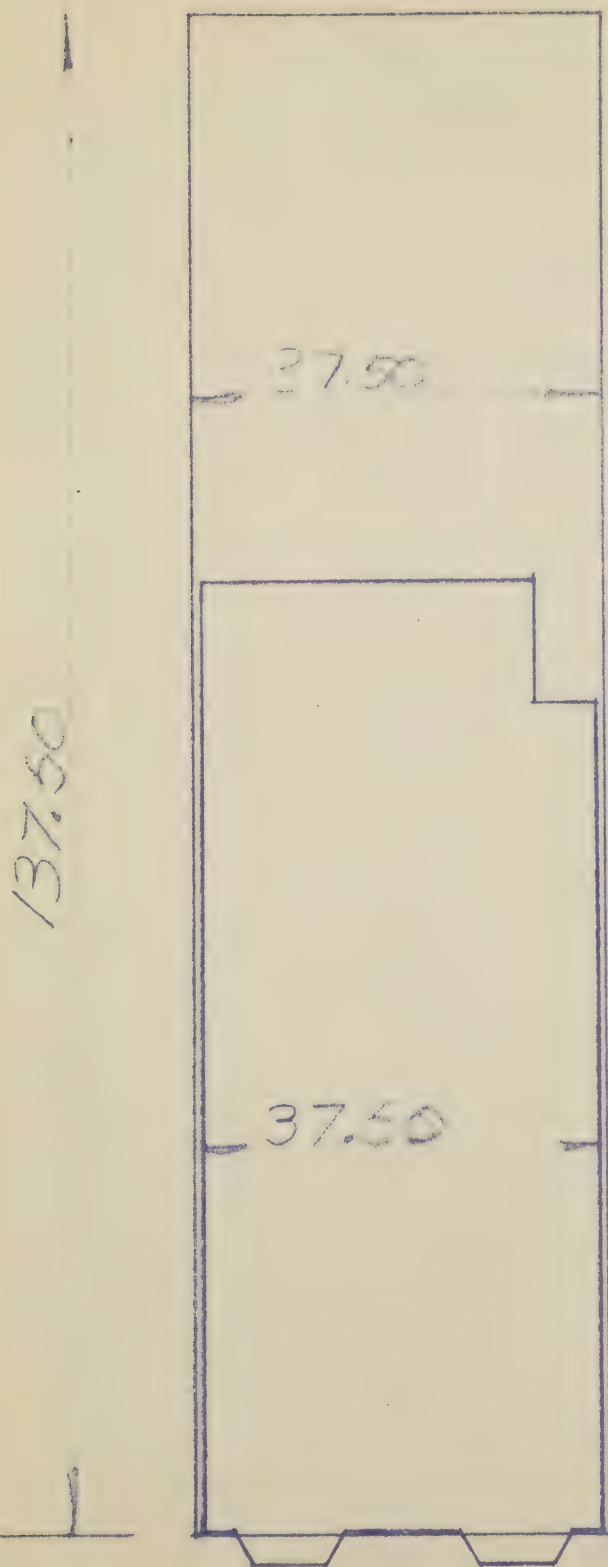
| | |
|---------------------|----------|
| Land | \$24,400 |
| Building | 34,600 |
| Equipment | |
| TOTAL | \$59,000 |

CORRELATION AND ANALYSIS

Income approach best indicator.

REFER TO COMPARABLE SALE

478-84 Haight; 1939 Hayes St.



BLOCK 53-PARCEL 6
ASSESSOR N° 756-8
20 SCALE 1"=20.00 FT

PARCEL 53/7
ASSESSOR'S BLOCK 756 LOT 7

OWNER Ruby K. Payne

PROPERTY ADDRESS 1260-64 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 137'6" from E/L Fillmore Street

LOT SIZE 25.781 x 137.50 AREA 3,544.89

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,920

Building 1,850

TOTAL 3,770

TAXES: 1962-63 \$354.00

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

Adjusted Annual Income

MONTHLY
ACTUAL RENT
\$ 310

MONTHLY
ADJUSTED RENT
\$ 265

\$ 3,180

REMARKS

ANNUAL EXPENSES

Annual Net Income \$ 2,368

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|--------------------------------------|
| TYPE | Flat and church | AGE | |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 1948 |
| NO. OF STORIES | Two over church | REMODELED | partly, new bathroom at street level |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 5,850 |
| EXTERIOR FINISH | Asbestos siding | INTERIOR FINISH | L&P generally |
| ROOF | Flat T&G | FLOORS | Pine |
| BATHS | Full baths (leg tubs) in upper and lower flats., toilet and sink in church. T&G walls in church. | | |
| KITCHEN | Old tile backsplash & old sink in upper flat | | |
| WIRING & LIGHTING | Pull cords, old fixtures | | |
| HEAT | Circ. gas. htrs. | | |
| NO. OF ROOMS | 15 | NO. OF UNITS | Four (1/7, 1/6, 2/1) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |

REMARKS A third full bath at rear of church (recessed tub), resilient tile flooring and a room occupied by the owner. This bathroom was sheetrocked not too professionally. The church area has T&G walls & plaster ceiling. Extra toilet on porch in upper flat.

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$62,650 |
| Less Observed Depreciation | 53,875 |
| Depreciated Value of Improvements | 8,775 |
| Plus Land Value 25,781 front ft. x \$ 650. | 16,750 |
| Indicated Value of Land & Improvements | \$25,525 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of 7 1/4 x \$ 3180 Annual Gross Income | |
| Indicated Value of Land & Improvements | \$23,055 |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$1500 per room-Land & Bldg. x 15 rms. \$22,500
or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

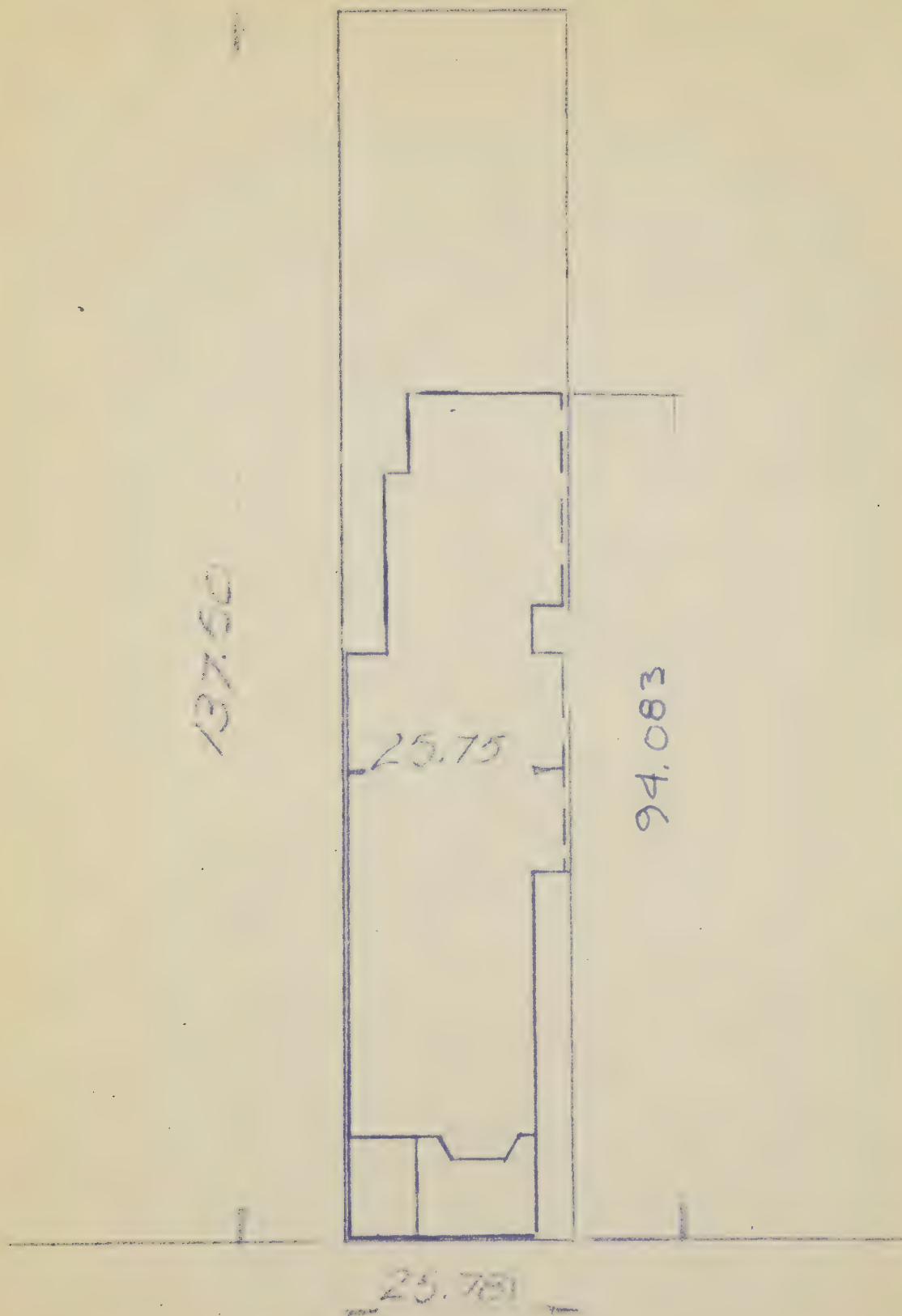
| | |
|---------------------|----------|
| Land | \$16,750 |
| Building | 6,250 |
| Equipment | |
| TOTAL | \$23,000 |

CORRELATION AND ANALYSIS

Income approach best indicator.

REFER TO COMPARABLE SALE

560 Lyon; 800 Hayes; 939 McAllister; 1940 Post St.



GOLDEN GATE AVE.

BLOCK 53-PARCEL 7
ASSESSOR N° 756-7
20 3042 112000 FT

PARCEL 53/8
ASSESSOR'S BLOCK 756 LOT 6

OWNER Lillian Cooper

PROPERTY ADDRESS 1256 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 163'3-3/8" from Fillmore St. E/L

LOT SIZE 25.781 x 137.50

AREA 3,544.89

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,880

Building 1,850

TOTAL 3,730

TAXES: 1962-63 \$350.25

ZONING C-2

HIGHEST AND BEST USE

Present

UNLAWFUL USES Rear basement unit.

INCOME

MONTHLY
ACTUAL RENT
\$ 240

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 210

Adjusted Annual Income

\$2,520

REMARKS

Treated upper flr as flat.
Illegal basement unit considered
with church.

ANNUAL EXPENSES

\$ 650

Annual Net Income \$1,870

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|-----------------|
| TYPE | Two flats and basmt. church | AGE | 70 + |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 5/22/59 |
| NO. OF STORIES | Two and basement | REMODELED | |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 3,920 |
| EXTERIOR FINISH | Wd. siding | INTERIOR FINISH | L&P |
| ROOF | Flat T&G | FLOORS | Pine, some lino |
| BATHS | Leg tubs, lino flr., poor condition | | |
| KITCHEN | Wood sink, lino flr, original | | |
| WIRING & LIGHTING | Inadequate | | |
| HEAT | One circ. htr. | | |
| NO. OF ROOMS | 17 | NO. OF UNITS | Three (2/7,1/3) |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Poor | CONDITION OF INTERIOR | Poor |
| REMARKS | Upper flr treated as one unit, could not verify if rented as rooms. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|---|----------|
| Replacement Cost Today | \$29,044 |
| Less Observed Depreciation | 23,244 |
| Depreciated Value of Improvements | 5,800 |
| Plus Land Value <u>25.781</u> front ft. x \$ <u>650</u> | 16,750 |
| Indicated Value of Land & Improvements | 22,550 |

INCOME APPROACH

| | |
|--|--------------------------|
| Applying | % Capitalization Rate to |
| Net Annual Income of \$ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8.5</u> x \$ <u>2520</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$21,420 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1250 per room-Land & Bldg. x 17 rms. \$21,250
 or on basis of \$ per sq.ft. Land & Bldg. x sq.ft.

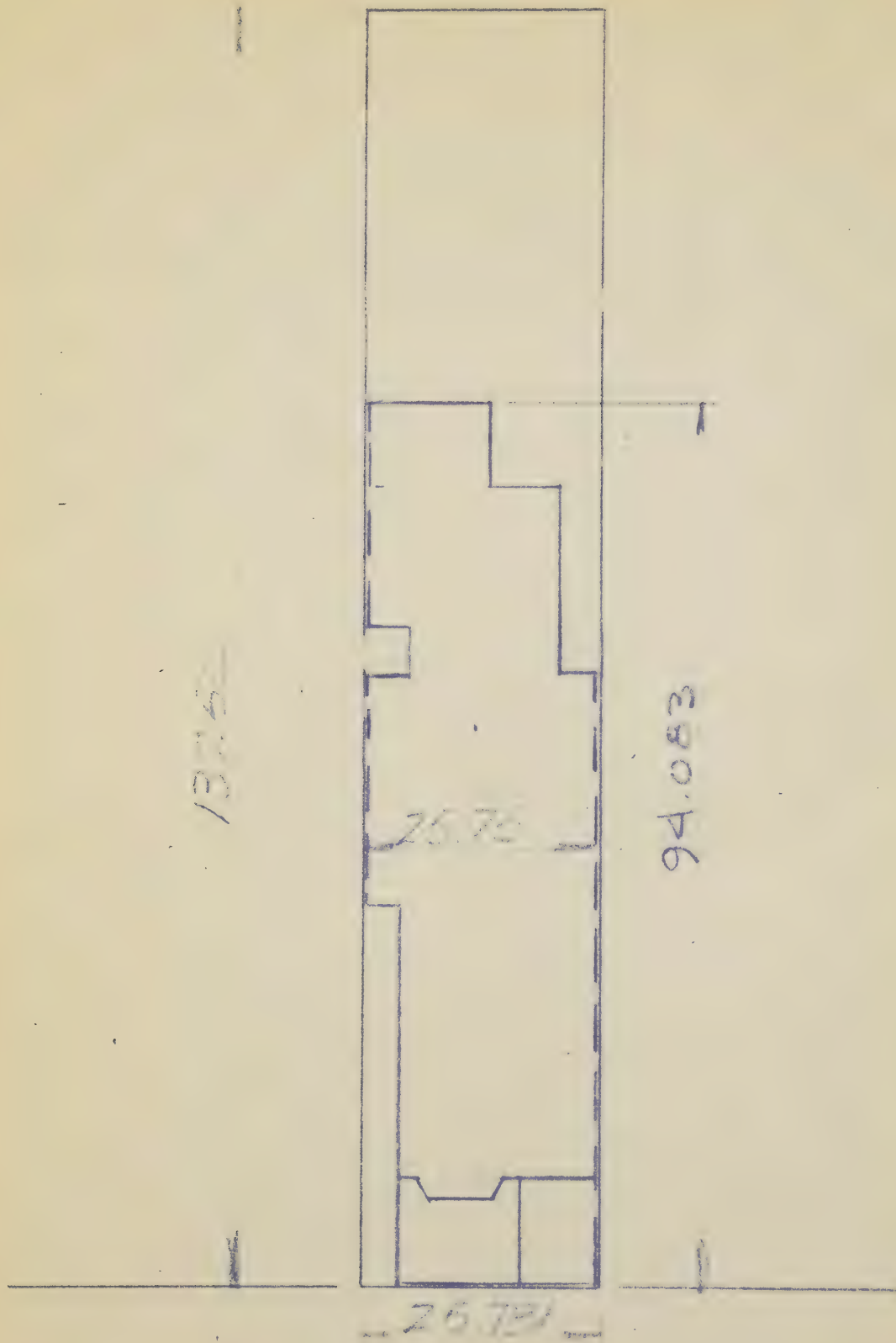
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$16,750 |
| Building | 4,500 |
| Equipment | |
| TOTAL | \$21,250 |

CORRELATION AND ANALYSIS

Relied on Market and Income and Cost approaches.

REFER TO COMPARABLE SALE



GOLDEN GATE AVE.

BLOCK 53-PARCEL 8
ASSESSMENT N° 756-6
20 SCALE 1"=20.00 FT

PARCEL 53/9
ASSESSOR'S BLOCK 756 LOT 5

OWNER Jimmy D. Henry

PROPERTY ADDRESS 1248-52 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 189'-6/8" from E/L Fillmore

LOT SIZE 25.781 x 137.5 AREA 3544.89

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,880

Building 1,850

TOTAL 3,730

TAXES: 1962-63 \$350.25

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 100

\$ 220

Adjusted Annual Income

\$ 2,640

REMARKS Partially 080

ANNUAL EXPENSES

\$ 760

Annual Net Income \$ 1,880

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|---------------------|
| TYPE | Two flat | AGE | 70 |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 3/11/59 |
| NO. OF STORIES | Two and gar. bsmt. | REMODELED | rewired 1962 |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 3920 |
| EXTERIOR FINISH | Rustic | INTERIOR FINISH | L&P |
| ROOF | Flat T&G, falsework in front | FLOORS | Pine, some w/w cpt. |
| BATHS | Two, lino flr, three old/std fixtures, 2½ ft. marble vanities. | | |
| KITCHEN | Three (2 in use), lino flr., 3 ft. drainboard | | |
| WIRING & LIGHTING | Inadequate, rewired 1962 | | |
| HEAT | Circ. htrs., two fireplaces | | |
| NO. OF ROOMS | 15 | NO. OF UNITS | Two (1/8, 1/7) |
| GARAGE SPACES | Five space cutup bsmt. garage | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | One new apt. going in 2nd (splitting that flat into two).
Double outlet per room. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|---|----------|
| Replacement Cost Today | \$41,000 |
| Less Observed Depreciation | 32,000 |
| Depreciated Value of Improvements | 9,000 |
| Plus Land Value <u>25.781</u> front ft. x \$ <u>650</u> | 16,750 |
| Indicated Value of Land & Improvements | 25,750 |

INCOME APPROACH

| | |
|--|----------|
| Applying _____ % Capitalization Rate to | |
| Net Annual Income of \$ _____ | |
| Indicated Value of Land & Improvements | |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>8</u> x \$ <u>2640</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | \$21,120 |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ 1350 per room-Land & Bldg. x 15 rms. \$20,250
 or on basis of \$ _____ per sq.ft. Land & Bldg. x _____ sq.ft.

ESTIMATED MARKET VALUE

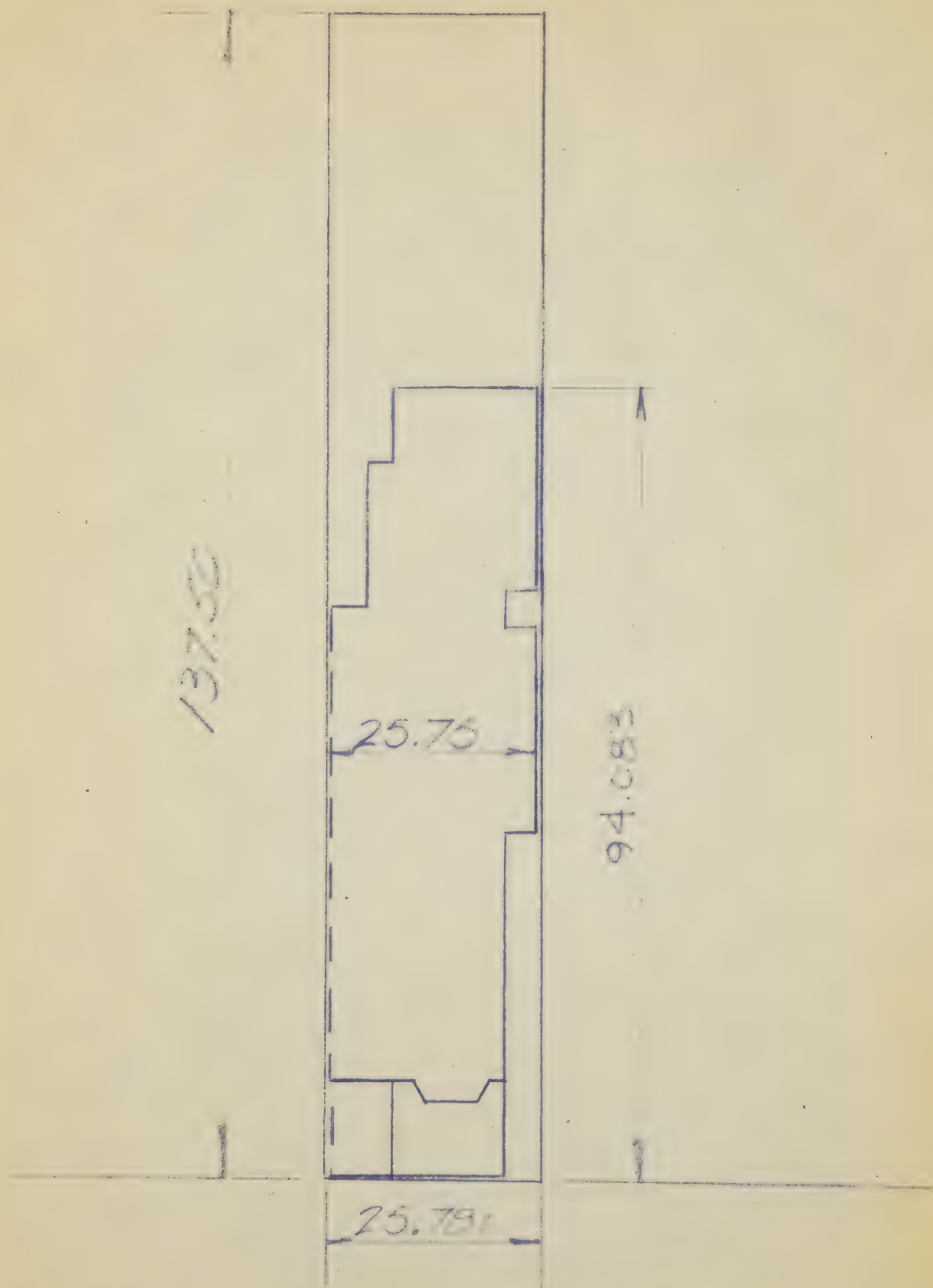
| | |
|---------------------|----------|
| Land | \$16,750 |
| Building | 4,250 |
| Equipment | |
| TOTAL | \$21,000 |

CORRELATION AND ANALYSIS

Income best approach.

REFER TO COMPARABLE SALE

725 Webster, 701-701½ Webster St.



GOLDEN GATE AVE

BLOCK 53-PARCEL 9
ASSESSOR NO 756-5
20 20th ST 1st 20th ST

PARCEL 53/10
ASSESSOR'S BLOCK 756 LOT 4

OWNER Max Spring and Ethel Spring

PROPERTY ADDRESS 1244-46 Golden Gate Avenue

LOCATION N/L Golden Gate 214'-10-1/8" from E/L Fillmore Street

LOT SIZE 25.781 x 137.5 AREA 3,544.89

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$1,880

Building 1,000

TOTAL 2,880

TAXES: 1962-63 \$270.43

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT

MONTHLY
ADJUSTED RENT

Actual Monthly Income

\$ 000

Adjusted Monthly Income

\$ 362.50

Adjusted Annual Income

\$ 4,350

REMARKS Sign (Foster & Kaiser) month-to-month basis for many years.

ANNUAL EXPENSES

\$ 420

Annual Net Income \$ 3,930

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|-------------------|
| TYPE | Store | AGE | 50+ |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 7/23/57 |
| NO. OF STORIES | One plus dead air space | REMODELED | 1959-60 |
| FOUNDATION | Conc. 1960 | TOTAL BUILDING AREA | 3,544 |
| EXTERIOR FINISH | Frame front, open type frame siding. | INTERIOR FINISH | L&P and sheetrock |
| ROOF | Gable T&G | FLOORS | Conc. |
| BATHS | 1/2 baths, good fixtures | | |
| KITCHEN | None | | |
| WIRING & LIGHTING | Seven florescent, adequate | | |
| HEAT | Circ. gas. | | |
| NO. OF ROOMS | Two plus office | NO. OF UNITS | One |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Good except rear | CONDITION OF INTERIOR | Good except rear |
| REMARKS | Formerly garage structure, converted and remodeled, lowered ceiling, full sheetrock, conc. foundation and fir. New front. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$30,100 |
| Less Observed Depreciation | 10,100 |
| Depreciated Value of Improvements | 20,000 |
| Plus Land Value 25,781 front ft. x \$ 650 | 16,750 |
| Indicated Value of Land & Improvements | 36,750 |

INCOME APPROACH

| | |
|--|----------|
| Applying 12 % Capitalization Rate to | |
| Net Annual Income of \$ 3930 | |
| Indicated Value of Land & Improvements | \$32,750 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of x \$ Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ per room-Land & Bldg. x rms.
or on basis of \$ 8.50 per sq.ft. Land & Bldg. x 3545 sq.ft. \$30,135

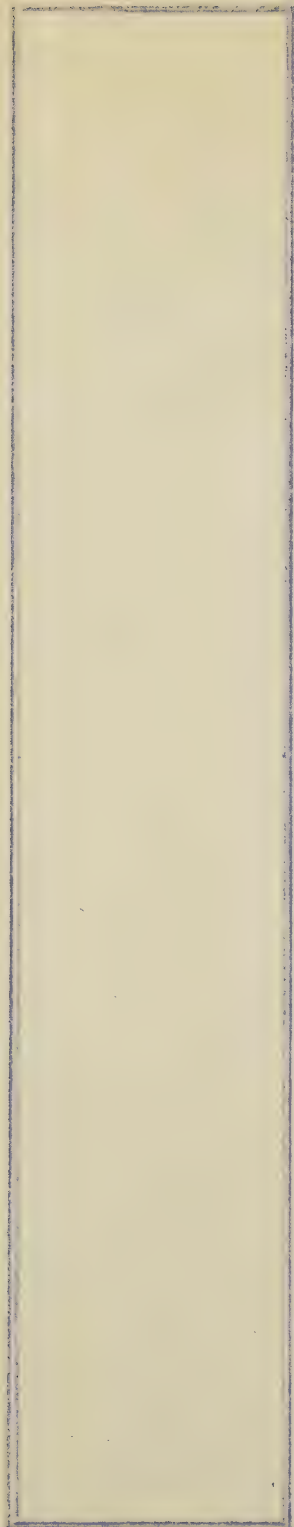
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$16,750 |
| Building | 13,250 |
| Equipment | |
| TOTAL | \$30,000 |

CORRELATION AND ANALYSIS

Relied on Market Data approach.

REFER TO COMPARABLE SALE



137.50

25.781

GILLEN GATE AVE

BLOCK 53-PARCEL 10
ASSESSOR N^o-756-4
20 SCALE 1"=20.00 F

PARCEL 53/11
ASSESSOR'S BLOCK 756 LOT 3

OWNER Joseph M. Dubovsky and Dorothy Dubovsky

PROPERTY ADDRESS 1234-36 Golden Gate Avenue

LOCATION N/L Golden Gate Ave. 137'6" from W/L Webster St.

LOT SIZE 34.375 x 137.50 AREA 4,726.56

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$2,510
Building 2,000
TOTAL 4,510

TAXES: 1962-63 \$423.49

ZONING C-2 HIGHEST AND BEST USE Present

UNLAWFUL USES

INCOME

MONTHLY
ACTUAL RENT
\$ 300/ 5%

MONTHLY
ADJUSTED RENT

Actual Monthly Income
Adjusted Monthly Income

\$ 500

Adjusted Annual Income

\$ 6,000

REMARKS Rent adjusted to economically average
based on 10¢ per sq. ft.

ANNUAL EXPENSES

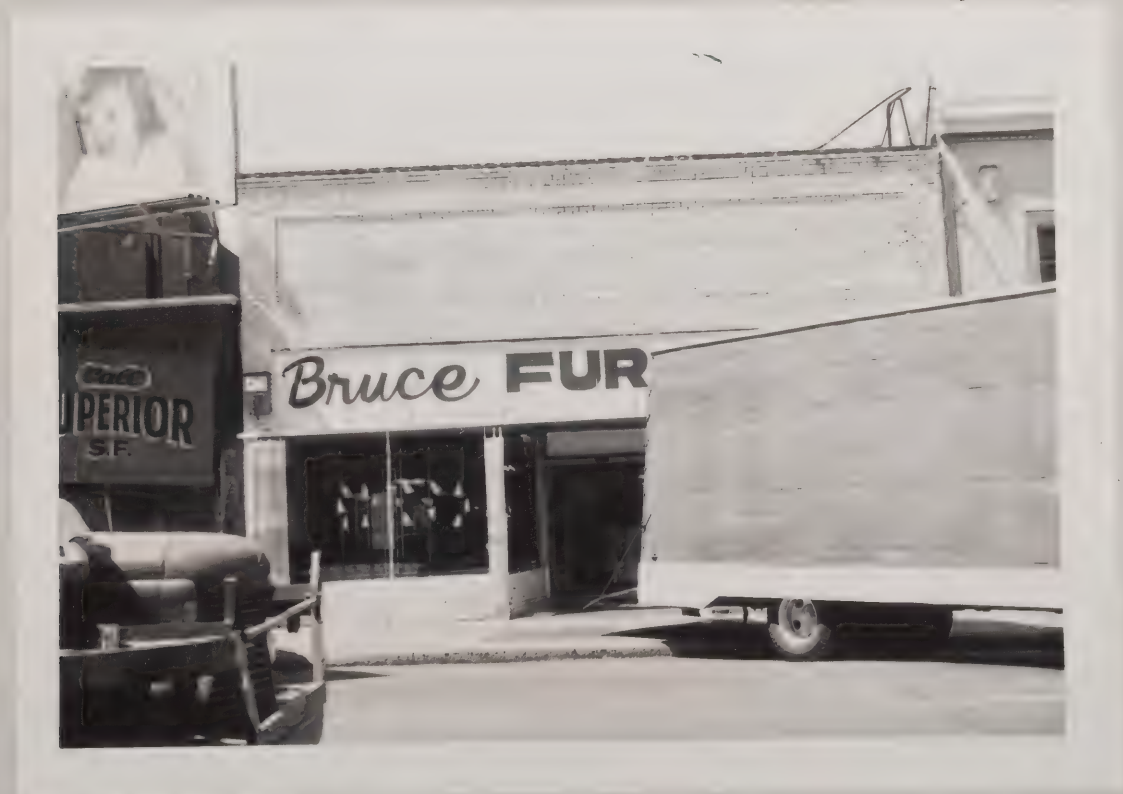
\$ 573

Annual Net Income \$ 5,427

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|--------------|
| TYPE | Store bldg. | AGE | 50+ |
| CONSTRUCTION | Wd. frame | DATE ACQUIRED | 10/14/59 |
| NO. OF STORIES | One and full bsmt. | REMODELED | Partial 1960 |
| FOUNDATION | Brick | TOTAL BUILDING AREA | 4,568 |
| EXTERIOR FINISH | Frame, brick front | INTERIOR FINISH | frame |
| ROOF | Flat T&G | FLOORS | Pine |
| BATHS | Lino flr, 2-½ baths. | | |
| KITCHEN | None | | |
| WIRING & LIGHTING | Adequate, tenant added additional outlets, 16 flr. lights. | | |
| HEAT | Ceiling mounted blower type 40,000 BTU | | |
| NO. OF ROOMS | Two | NO. OF UNITS | One |
| GARAGE SPACES | None | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | W/W carpeting, poor condition, permanently attached. | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$47,964 |
| Less Observed Depreciation | 20,984 |
| Depreciated Value of Improvements | 26,980 |
| Plus Land Value 34.37 Front ft. x \$ 650 | 22,350 |
| Indicated Value of Land & Improvements | 49,330 |

INCOME APPROACH

| | |
|--|----------|
| Applying 12 % Capitalization Rate to | |
| Net Annual Income of \$ 5427 | |
| Indicated Value of Land & Improvements | \$45,225 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of x \$ Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the
 basis of \$ per room-Land & Bldg. x rms.
 or on basis of \$9.50 per sq.ft. Land & Bldg. x 4726 sq.ft. \$45,240

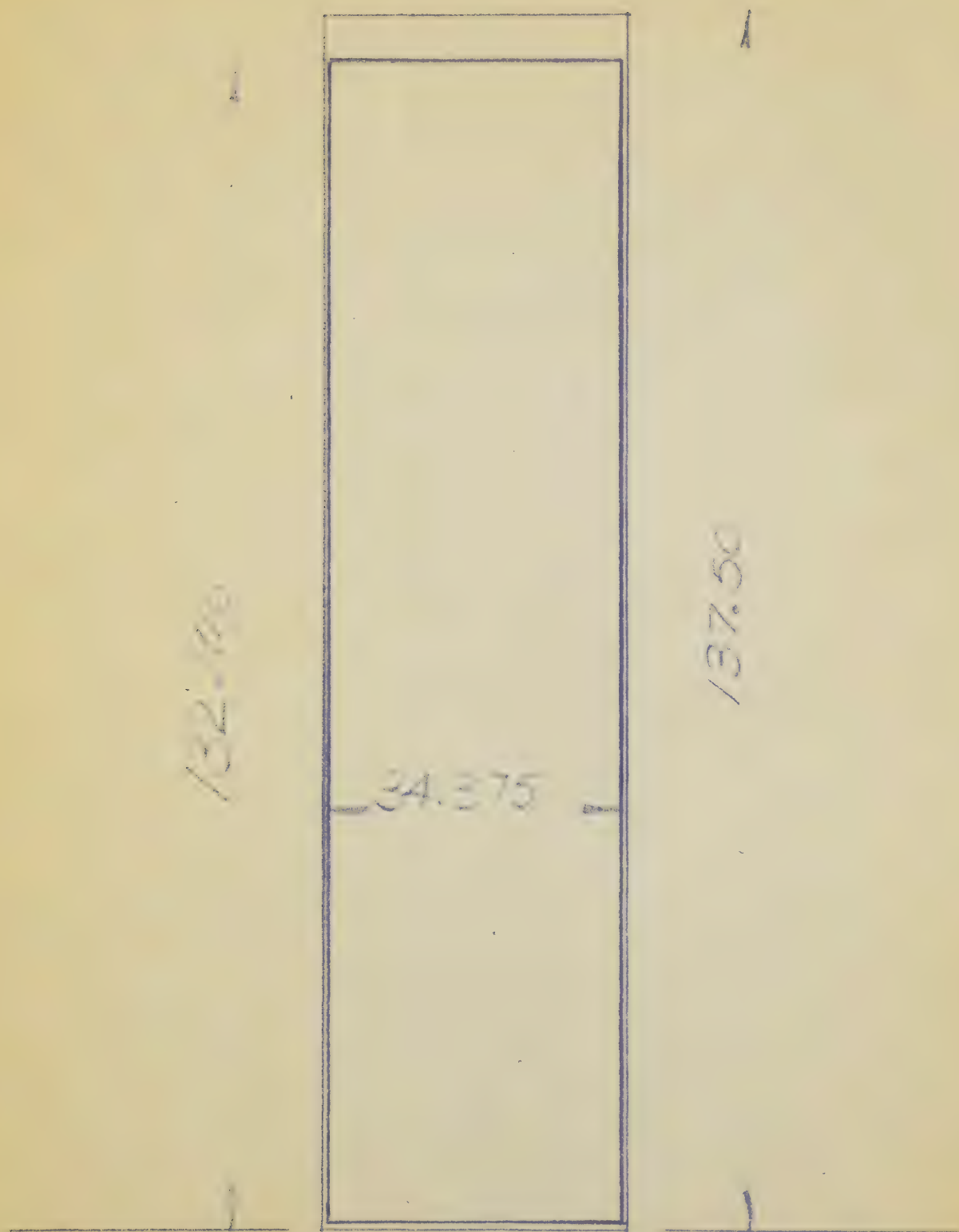
ESTIMATED MARKET VALUE

| | |
|---------------------|----------|
| Land | \$22,350 |
| Building | 22,650 |
| Equipment | |
| TOTAL | \$45,000 |

CORRELATION AND ANALYSIS Relied on Income and market. Consider
 income disproportionately high for location facility.

REFER TO COMPARABLE SALE

1020 Geary, 1211 Golden Gate Ave.



GOLDEN GATE AVE

BLOCK 53-PAGE 12 11
ASSESSOR N° 750-3
20 SCALE 1"=2000 FT

PARCEL 53/12
ASSESSOR'S BLOCK 756 LOT 2

OWNER Howard L. Burr, Edmund W. Burr, Clarence C. Burr, Raymond J. Burr
and Oliver D. Burr; Donald O. Bolte and Martha J. Bolte
PROPERTY ADDRESS 1220-30 Golden Gate Avenue

LOCATION N/L Golden Gate Ave 80' from W/L Webster St.
LOT SIZE 57.50 137.50 / 57.50 x 80 AREA 12506.25
TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$6,320
Building 9,400
TOTAL \$15,720

TAXES: 1962-63 \$1,476.11

ZONING C-2

HIGHEST AND BEST USE A more efficient garage
structure with office above.

UNLAWFUL USES

INCOME

Actual Monthly Income
Adjusted Monthly Income

Adjusted Annual Income

MONTHLY
ACTUAL RENT
\$ 413

MONTHLY
ADJUSTED RENT

\$ 840

\$10,080

REMARKS

ANNUAL EXPENSES

\$ 1,600

Annual Net Income \$ 8,480

EQUIPMENT

DESCRIPTION OF EQUIPMENT

All with real estate.

DEPRECIATED VALUE OF EQUIPMENT IN PLACE

\$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|---|-----------------------|---------------------------------|
| TYPE | Garage building | AGE | 40 + - |
| CONSTRUCTION | Conc. | DATE ACQUIRED | 8/14/57 |
| NO. OF STORIES | One | REMODELED | Small store area |
| FOUNDATION | Conc. | TOTAL BUILDING AREA | 12,500 |
| EXTERIOR FINISH | Stucco | INTERIOR FINISH | Conc., painted |
| ROOF | Wd. ceiling, bowtrusses, T&G barrel roof | FLOORS | Conc. |
| BATHS | One toilet, one sink, poor | | |
| KITCHEN | None | | |
| WIRING & LIGHTING | Suspended incandescent and some fluorescent, inexpensive, simple. | | |
| HEAT | Suspended gas htr. | | |
| NO. OF ROOMS | Five | NO. OF UNITS | 2 (garage area plus store area) |
| GARAGE SPACES | See deminsions | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Poor to fair |

REMARKS A small store built into the NE corner of the property sells bkry goods. The Langendorf Co. rents the entire property. There is a gas pump and two underground tanks of 575 gal. each. There is a built in Howe fir. scale. All with real estate.

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$87,500 |
| Less Observed Depreciation | 46,100 |
| Depreciated Value of Improvements | 41,400 |
| Plus Land Value 57.5×575 front ft. x \$ 650 plus 525.65 | 67,600 |
| Indicated Value of Land & Improvements | 109,000 |

INCOME APPROACH

| | |
|--|-----------|
| Applying 8 % Capitalization Rate to | |
| Net Annual Income of \$ 8480 | |
| Indicated Value of Land & Improvements | \$106,000 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of x \$ Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ per room-Land & Bldg. x rms. or on basis of \$ 8.40 per sq.ft. Land & Bldg. x 12506 sq.ft. \$105,050

ESTIMATED MARKET VALUE

| | |
|---------------------|-----------|
| Land | \$ 67,600 |
| Building | 37,400 |
| Equipment | |
| TOTAL | \$105,000 |

CORRELATION AND ANALYSIS

This structure can provide continued utility for an extended period. Market Data Approach is suitable.

REFER TO COMPARABLE SALE

See land sales and sales of land and improvements of commercial properties. 1360 Eddy St., 1701 Sutter St.

GOLDEN GATE AVE.

BLOCK 53 - PARCEL 12
ASSESSOR M 756-2
20 SCALE 1"=20.00 FT

PARCEL 53/13
ASSESSOR'S BLOCK 756 LOT 2A

OWNER Union Oil Company of California

PROPERTY ADDRESS 1200 Golden Gate Ave.

LOCATION N/L Golden Gate Ave. & W/L Webster St.

LOT SIZE 80 x 80

AREA 6,400 sq.ft.

TOPOGRAPHY Level

ASSESSED VALUATION:

Land \$5,980

Building 1,400

TOTAL \$7,380

TAXES: 1962-63 \$692.98

ZONING C2

HIGHEST AND BEST USE Commercial

UNLAWFUL USES -

INCOME

Actual Monthly Income
Adjusted Monthly Income

MONTHLY
ACTUAL RENT
\$ 163

MONTHLY
ADJUSTED RENT
\$ 163

Adjusted Annual Income

\$ 1,956

REMARKS

ANNUAL EXPENSES

Annual Net Income \$ 1,196

EQUIPMENT

DESCRIPTION OF EQUIPMENT

DEPRECIATED VALUE OF EQUIPMENT IN PLACE \$



DESCRIPTION OF IMPROVEMENTS

| | | | |
|-----------------------|--|-----------------------|---------------|
| TYPE | Service station | AGE | 23 |
| CONSTRUCTION | Metal - type 4 | DATE ACQUIRED | 9/27/23 |
| NO. OF STORIES | 1 | REMODELED | - |
| FOUNDATION | Concrete | TOTAL BUILDING AREA | 921 sq.ft. |
| EXTERIOR FINISH | Painted metal | INTERIOR FINISH | Painted metal |
| ROOF | Flat - T & G | FLOORS | Concrete |
| BATHS | 5 fixtures - 2 basins - 2 toilets - 1 urinal | | |
| KITCHEN | - | | |
| WIRING & LIGHTING | Conduit | | |
| HEAT | - | | |
| NO. OF ROOMS | - | NO. OF UNITS | 1 |
| GARAGE SPACES | - | | |
| CONDITION OF EXTERIOR | Fair | CONDITION OF INTERIOR | Fair |
| REMARKS | | | |

VALUATION ANALYSIS

COST APPROACH

| | |
|--|----------|
| Replacement Cost Today | \$20,714 |
| Less Observed Depreciation | 15,535 |
| Depreciated Value of Improvements | \$ 5,179 |
| Plus Land Value <u>80</u> front ft. x \$ <u>656.95</u> | 52,550 |
| Indicated Value of Land & Improvements | \$57,729 |

INCOME APPROACH

| | |
|--|----------|
| Applying <u>7</u> % Capitalization Rate to | |
| Net Annual Income of \$ <u>1,196</u> | |
| Indicated Value of Land & Improvements | \$17,100 |
| and/or | |
| Applying Annual Gross Rent Multiplier | |
| of <u>6.400</u> x \$ <u>8.20</u> Annual Gross Income | |
| Indicated Value of Land & Improvements | |

MARKET DATA APPROACH

This type of Property has been selling on the basis of \$ 8.20 per room-Land & Bldg. x 6.400 rms. or on basis of \$ 8.20 per sq.ft. Land & Bldg. x 6,400 sq.ft. \$52,480

ESTIMATED MARKET VALUE

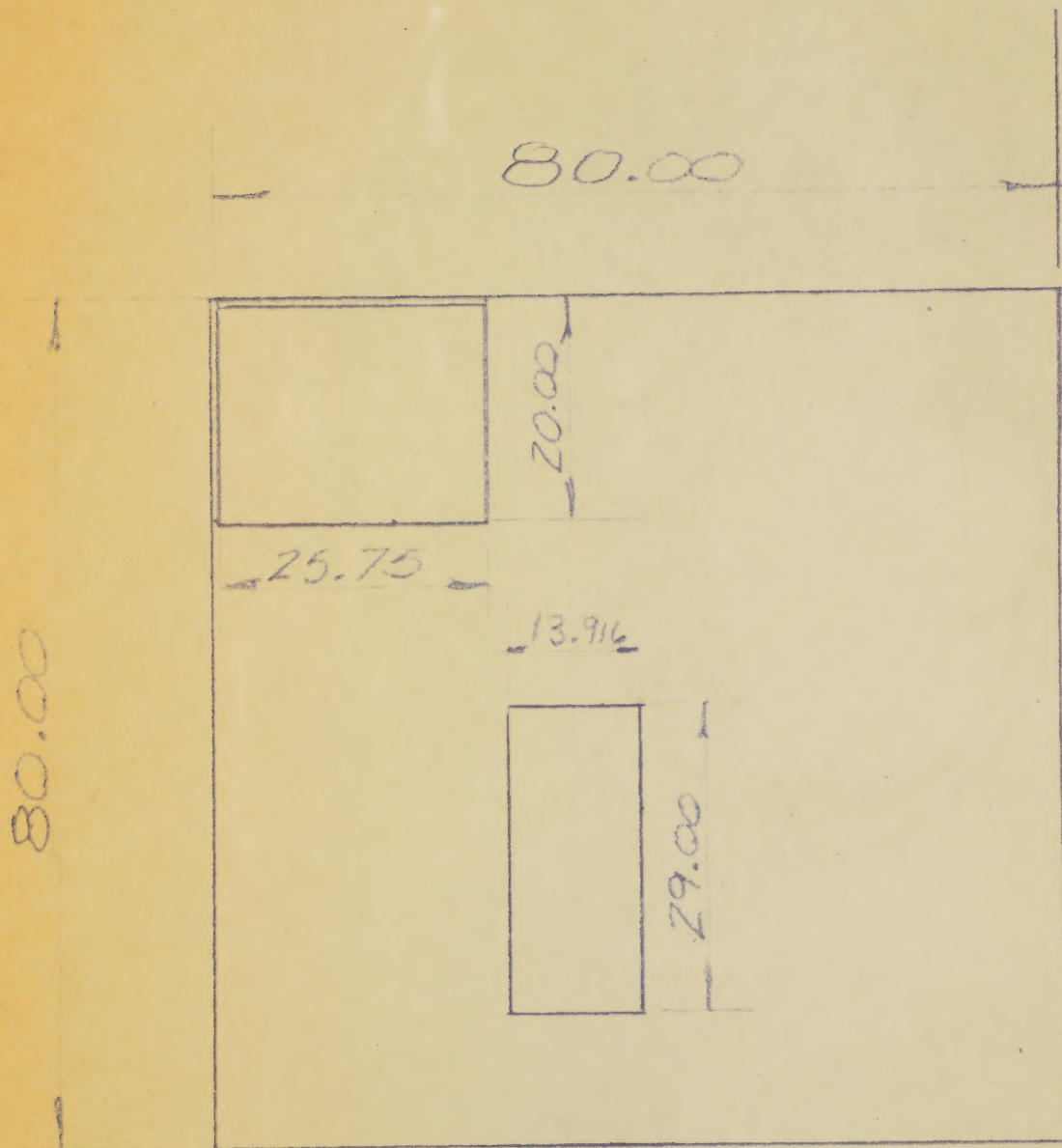
| | |
|---------------------|----------|
| Land | \$52,550 |
| Building | 5,200 |
| Equipment | |
| TOTAL | \$57,750 |

CORRELATION AND ANALYSIS

Cost Approach is prime approach to value.
Income Data Unreliable.

REFER TO COMPARABLE SALE

Land Sales - J7 - 13 - L1



GOLDEN GATE AVE.

WEBSTER ST.

BLOCK 53-PARCEL 13
ASSESSOR No 756-2A
20 SCALE 1"=20.00 FT

SFH-371
Redevelopment

WA-A2 Appraisal Report, V.10 Nov. 23, 1963

4/10

ACID FREE - LIGNIN FREE
pH 8.0 - 10.0 PULP
Hollinger Metal Edge, Inc.
300-862-2220
2014

